

Neighborhood 10 Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 06/01/2001
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

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
26.00	Acres-Rear Land 1 =<100	500.00	13,000	100%		13,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 27.00						Land Total 34,000

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	616 Sqft	Grade C 100	Base	66,563
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-308
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	-647
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1950	Old Type	Old Type	Average	Typical	65,608
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	50%	90%	100%	29,524	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
One Story Frame	1950	280	C 100	8,280	Avq.	50%	100%	100%	4,140
Frame Shed	1950	416	D 100	5,771	Fair	43%	90%	100%	2,234
Frame Shed	1950	285	E 50	1,291	Poor	33%	100%	100%	426
Outbuilding Total									6,800

Acpt Land

34,000

Accepted Bldg

36,300

Total

70,300

Pembroke
Name: ADELMAN,THOMAS G & CATERINE M

Valuation Report

08/25/2014

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Account: 525 Card: 1 of 1

Map/Lot:
Location:

005-025
LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Zoning/Use Shore
Topography Below Street
Utilities None
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
0.90	Acres-Rear Land 1 =<100	500.00	450	100%		450
Total Acres 1.91				Land Total		66,450
Accpt Land		66,500	Accepted Bldg		0	Total
						66,500

Neighborhood 2 Leighton Pt Rd

Zoning/Use Residential 1
Topography Above Street
Utilities Dug WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 09/12/2003
Sale Price 130,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Partial Interest

Reference 1 B1543P275

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,000.00	25,000	100%		25,000
50.00	Acres-Rear Land 1 =<100	500.00	25,000	100%		25,000
23.00	Acres-Rear Land 2 = 101-200	350.00	8,050	100%		8,050
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 74.00						Land Total 62,850

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	660 Sqft	Grade D 110	Base	62,151
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-298
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	Floor & Stairs			Attic	1,046
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-625
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Typical	Typical	Average	Typical	62,274
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		50%	100% 100%	31,137

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1920	396	D 110	14,363	Avq.	50%	100%	100%	7,182
Open Frame Porch	1920	154	D 110	1,693	Avq.	50%	100%	100%	846
Open Frame Porch	1920	176	D 110	1,907	Avq.	50%	100%	100%	954
Encl Frame Porch	1920	20	D 110	1,211	Avq.	50%	100%	100%	606
Outbuilding Total									9,588

Acpt Land

62,900

Accepted Bldg

40,700

Total

103,600

Pembroke
Name: ALBANI, MICHAEL J

Valuation Report

08/25/2014

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Map/Lot:

014-099

Account: 911 Card: 1 of 1

Location:

OLD RT 1

Neighborhood 12 Old Route 1

Sale Data	
Sale Date	12/13/2010
Sale Price	25,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

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

Reference 1

Reference 2 FOR SALE PRICE \$65K

Tran/Land/Bldg 3 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	Acres-Homesite (Fract)	15,000.00	9,487	100%		9,487
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 0.40						Land Total 14,287

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Commercial.....	0									14,000
----- S O U N D V A L U E -----										14,000
Outbuilding Total										14,000

Accpt Land

14,300

Accepted Bldg

14,000

Total

28,300

Valuation Report

08/25/2014

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Map/Lot:

002-041

Account: 410 Card: 1 of 1

Location:

542 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Zoning/Use Shore
Topography Rolling
Utilities Dug WellSeptic System
Street Paved

Sale Data
Sale Date 09/30/2010
Sale Price 225,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
175 X 220	\$/FF -Tidal Ocean	330.00	57,750	75%	Excess Frt	43,313
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
0.61	Acres-Homesite	25,000.00	15,250	100%		15,250
Total Acres 2.50					Land Total	130,563

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	500 Sqft	Grade C 100	Base	60,393
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	-250
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	1				
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
1839	2008	Modern	Old Type	Very Good	Typical	60,143
Functional Obsolescence						Value(Rcnld)
None				Phys. %	Func. %	42,852
				75%	95%	
					100%	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Stable w/Loft	1839	896	D 100	13,779	Avq-	40%	100%	100%	5,512
Frame Shed	1839	225	D 100	3,529	Avq-	40%	100%	100%	1,412
Frame Shed	1839	120	E 50	700	Avq-	40%	100%	100%	280
Frame Shed	1839	700	D 100	9,103	Avq.	50%	100%	100%	4,552
Open Frame Porch	1839	200	C 100	2,374	V.G.	75%	95%	100%	1,691
1 & 1/2 Story Fr	1839	330	C 100	13,269	V.G.	75%	95%	100%	9,454
Outbuilding Total									22,901

Acpt Land

130,600

Accepted Bldg

65,800

Total

196,400

Pembroke
Name: AMERICAN LEGION

Valuation Report

08/25/2014

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Map/Lot:

015-045

Account: 908 Card: 1 of 1

Location:

MILL ST

Neighborhood 23 Mill Street

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 45 0 0 Land Schedule 1

			Land Description						
Units	Method - Description		Price/Unit	Total	Fctr	Influence		Value	
1.00	Acres-Homesite (Fract)		15,000.00	15,000	100%			15,000	
0.84	Acres-Rear Land 1 =<100		500.00	420	100%			420	
2.00	# -Lot Improvements		3,000.00	6,000	100%			6,000	
Total Acres 1.84					Land Total			21,420	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good		Value	
Encl Frame Porch	1940	64	D 100	1,617	Avq-	Phy 46%	Func 100% Econ 100%	Rcnld 744	
Outbuilding Total								744	
Acpt Land		21,400	Bldg Override		44,100	Total		65,500	

Pembroke

Valuation Report

08/25/2014

Name: ANDERSON, JOHN

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BULMER, NANCY

Map/Lot:

008-016-002

Account: 1013 Card: 1 of 1

Location:

301 US RTE 1

Neighborhood 10 Route 1

Sale Data

Sale Date	08/08/2005
Sale Price	50,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2 CMML

Tran/Land/Bldg 3 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.50	Acres-Homesite (Fract)	15,000.00	10,607	100%		10,607
26.50	Acres-Rear Land 1 =<100	500.00	13,250	100%		13,250
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 28.00						Land Total 44,857

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Commercial.....	1963			----	S O U N D	V A L U E	----			44,400
Frame Shed	1970	370	E 100	3,189	Poor	47%	100%	100%		1,499
Outbuilding Total										45,899
Acpt Land		44,900	Accepted Bldg		45,900	Total				90,800

Pembroke
Name: ANDREWS, ROBERT F & DEBRA J

Valuation Report

08/25/2014

Page 8

Map/Lot:

003-004

Account: 417 Card: 1 of 1

Location:

CLARKSIDE RD

Neighborhood 4 Lower Cross Rd

Sale Data	
Sale Date	12/28/2007
Sale Price	35,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Gravel Pit	7,500.00	7,500	100%		7,500
19.00	Acres-Rear Land 1 =<100	500.00	9,500	100%		9,500
Total Acres 20.00					Land Total	17,000

Accpt Land

17,000

Accepted Bldg

0 **Total**

17,000

Valuation Report

08/25/2014

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Map/Lot:

007-014

Account: 615 Card: 1 of 1

Location:

24 US RTE 1

Neighborhood 10 Route 1

Zoning/Use Residential 1
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 05/18/2009
Sale Price 22,900
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
2.00	Acres-Rear Land 1 =<100	500.00	1,000	100%		1,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.00						22,000

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	588 Sqft	Grade C 110	Base	71,581
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	50% Forced Warm	Cooling	0% None	Heat	-1,698
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
1920	1985	Typical	Typical	Good	Typical	69,883
Functional	Obsolescence	Economic	Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		70%	100% 100%	48,918
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnd
One Story Frame	1985	504	C 110	16,391	Good	11,474
Wood Deck	1985	159	C 110	1,172	Good	820
Frame Shed	1920	81	E 100	1,123	Fair	337
Frame Shed	1920	64	E 100	1,000	Fair	300
Frame Garage	1990	480	C 100	8,327	Avq.	6,911
Frame Shed	2000	240	E 100	2,260	Poor	1,136
Outbuilding Total						20,978
Acpt Land		22,000	Accepted Bldg		69,900	Total 91,900

Pembroke
Name: ANDREWS,TIMOTHY

Valuation Report

08/25/2014

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Map/Lot:

014-024

Account: 21 Card: 1 of 1

Location:

7 AYERS JCT RD

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
Topography Below Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.67	Acres-Homesite (Fract)	15,000.00	12,278	100%		12,278
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.67 Land Total						18,278

Dwelling Description

Replacement Cost New

Conventional	One Story	682 Sqft	Grade C 100	Base	49,348
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	621
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	
1945	1981	Typical	Typical	Below Average	Typical	49,969	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		49%	100%	100%	24,485

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1945	627	C 100	18,539	Avq-	49%	100%	100%	9,084
Encl Frame Porch	1945	276	C 100	5,006	Avq-	49%	100%	100%	2,453
Encl Frame Porch	1945	35	C 100	1,558	Avq-	49%	100%	100%	763
Frame Shed	1945	192	C 100	3,832	Avq-	49%	100%	100%	1,878
Outbuilding Total									14,178

Acpt Land

18,300

Accepted Bldg

38,700

Total

57,000

Neighborhood 11 Route 214

Zoning/Use Rural
Topography Level
Utilities Dug Well
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.37	Acres-Rear Land 1 =<100	500.00	185	100%		185
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 1.37						Land Total 16,985

Dwelling Description

Replacement Cost New

Conventional	One Story	480 Sqft	Grade D 100	Base	32,547
Exterior	Single Siding	Masonry Trim	None	Trim	0
Dwelling Units	0 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	None	Basement	-4,067
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-787
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,050
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	Typical	None	Below Average	Typical	25,643
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		None		76%	72%	100%
						Value(Rcnld)
						14,032

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Shed	1950	252	E 50	1,173	Poor	33%	100%	100%		387
Outbuilding Total										387

Acpt Land

17,000

Accepted Bldg

14,400

Total

31,400

Pembroke
Name: ANTONE, EARL RAY

Valuation Report

08/25/2014

Page 12

Map/Lot:

007-014-001

Location:

12 US RTE 1

Account: 732 Card: 1 of 1

Neighborhood 10 Route 1

Zoning/Use Rural
Topography Above Street
Utilities None
Street Paved

Sale Data
Sale Date 08/28/2009
Sale Price 30,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 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)	7,000.00	7,000	100%		7,000
3.50	Acres-Rear Land 1 =<100	500.00	1,750	100%		1,750
Total Acres 4.50					Land Total	8,750

Dwelling Description

Replacement Cost New

Other	One Story	769 Sqft	Grade E 110	Base	28,934
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood Posts/Rock	Basement	None	Basement	-5,135
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-846
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	2,263
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-254
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Typical	Typical	Average	Inadeq.	24,962
Functional Obsolescence				Phys. %	Func. %	Econ. %
None		None		92%	95%	100%
						21,817

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1995	120	D 100	2,297	Fair	74%	100%	100%	1,700
Outbuilding Total									1,700

Acpt Land

8,800

Accepted Bldg

23,500

Total

32,300

Pembroke
Name: ANTONE, EUGENE R

Valuation Report

08/25/2014

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Map/Lot:

008-005

Account: 639 Card: 1 of 1

Location:

29 JOHNSON LN

Neighborhood 2 Leighton Pt Rd

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,000.00	25,000	100%		25,000
50.00	Acres-Rear Land 1 = <100	500.00	25,000	100%		25,000
4.00	Acres-Rear Land 2 = 101-200	350.00	1,400	100%		1,400
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 55.00 Land Total						57,400

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	980 Sqft	Grade D 100	Base	64,108
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-402
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,097
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	-1,205
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1908	0	Old Type	Old Type	Below Average	Typical	63,598	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		40%	86%	100%	21,878

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1950	527	D 100	7.073	Avq-	52%	100%	100%	3,678
Frame Shed	1950	560	D 100	7.459	Fair	43%	100%	100%	3,207
Frame Garage	1950	273	D 100	4.710	Fair	43%	100%	100%	2,025
Frame Shed	1950	170	D 100	2.884	Avq-	52%	90%	100%	1,350
One Story Frame	1950	288	D 100	6.983	Avq-	52%	100%	100%	3,631
Outbuilding Total									13,891

Acpt Land

57,400

Accepted Bldg

35,800

Total

93,200

Pembroke
Name: ARENS, F DAVID & LESLIE T

Valuation Report

08/25/2014

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Map/Lot:

006-020

Location:

GARNET HEAD RD

Account: 565 Card: 1 of 1

Neighborhood 7 Garnet Head Rd
Tree Growth 2007
Zoning/Use Shore
Topography Rolling
Utilities None
Street Semi-Improved

Sale Data	
Sale Date	08/01/2001
Sale Price	93,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 2007 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
17.24	Acres-Softwood	122.00	2,103	100%		2,103
1.24	Acres-Shorefront Amenity Lot	70,000.00	86,800	100%		86,800
Total Acres 18.48				Land Total		88,903
Accpt Land		88,900	Accepted Bldg	0	Total	88,900

Pembroke

Valuation Report

08/25/2014

Name: ARETAKIS, JONATHAN G

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CANNIZZARO, ANN L

Map/Lot:

002-024

Account: 1099 Card: 1 of 1

Location:

YOUNGS COVE RD

Neighborhood 5 Middle Cross Rd

Sale Data

Sale Date 08/11/2006

Sale Price 18,500

Sale Type Land Only

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.50	Acres-Rear Land 1 =<100	500.00	250	100%		250
Total Acres 1.50				Land Total		15,250

Accpt Land

15,300

Accepted Bldg0 **Total**

15,300

Pembroke

Valuation Report

08/25/2014

Name: ARETAKIS, JONATHON

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CANNIZZARO, ANN

Map/Lot:

002-028

Account: 396 Card: 1 of 2

Location:

226 YOUNGS COVE RD

Neighborhood 5 Middle Cross Rd

Zoning/Use Residential 1
 Topography Rolling
 Utilities Dug WellSeptic System
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	95%		14,250
10.00	Acres-Rear Land 1 =<100	500.00	5,000	100%		5,000
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 11.00 Land Total						24,050

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	579 Sqft	Grade D 100	Base	52,968
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Composition	Roof	-95
					0
					0
Foundation	Wood Posts/Rock	Basement	None	Basement	-6,332
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,661
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	Old Type	Old Type	Below Average	Typical	44,880
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		66%	90%	100%
						26,659

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1973	288	D 100	6,983	Avq-	66%	100%	100%	4,609
One Story Frame	2000	96	D 100	2,328	Avq-	66%	100%	100%	1,536
Frame Shed	1973	266	D 100	4,011	Avq-	66%	100%	100%	2,647
Frame Shed	1973	256	D 100	3,893	Avq-	66%	100%	100%	2,569
One Story Frame	2000	192	D 100	4,655	Avq-	66%	100%	100%	3,072
Frame Shed	1992	240	E 100	2,260	Avq.	84%	100%	100%	1,898
Frame Shed	2010	144	E 100	1,574	Poor	74%	100%	100%	1,165
Frame Shed	1989	144	E 100	1,574	Avq.	83%	100%	100%	1,306
Wood Deck	2000	160	D 100	878	Avq-	83%	100%	100%	729
Frame Shed	1973	96	D 100	2,016	Avq.	74%	100%	100%	1,492
Outbuilding Total									21,023

Acpt Land

24,100

Accepted Bldg

47,700

Total

71,800

Pembroke

Valuation Report

08/25/2014

Name: ARETAKIS, JONATHON

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CANNIZZARO, ANN

Map/Lot:

002-028

Account: 396 Card: 2 of 2

Location:

226 YOUNGS COVE RD

Neighborhood 5 Middle Cross Rd

Zoning/Use Residential 1
 Topography Rolling
 Utilities Dug WellSeptic System
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	2012	480	B 100	10,160	Avq.	95%	100%	100%	9,652
Finished Attic	2012	480	C 100	10,668	Avq.	95%	100%	100%	10,135
Open Frame Porch	2012	48	B 100	890	Avq.	95%	100%	100%	846
Wood Deck	2012	96	C 100	713	Avq.	95%	100%	100%	677
Outbuilding Total									21,310
Accpt Land			0	Accepted Bldg			21,300	Total	21,300

Pembroke

Valuation Report

08/25/2014

Name: ARETAKIS, JONATHON

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CANNIZZARO, ANN

Map/Lot:

002-028

Account: 396

Location:

226 YOUNGS COVE RD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	24,100	47,700	71,800	24,100	47,700	71,800
2	0	21,300	21,300	0	21,300	21,300
TOTAL	24,100	69,000	93,100	24,100	69,000	93,100

Pembroke

Valuation Report

08/25/2014

Name: ARETAKIS, JONATHON

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CANNIZZARO, ANN

Map/Lot:

002-029

Account: 397 Card: 1 of 1

Location:

YOUNGS COVE RD

Neighborhood 5 Middle Cross Rd

Zoning/Use Rural
Topography Rolling
Utilities None
Street Gravel

Reference 1 B1906P253

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
9.00	Acres-Rear Land 1 =<100	500.00	4,500	100%		4,500
Total Acres 9.00				Land Total		4,500
Accpt Land		4,500	Accepted Bldg	0	Total	4,500

Pembroke

Valuation Report

08/25/2014

Name: ARETAKIS, JONATHON G

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CANNIZZARO, ANN L

Map/Lot:

004-001

Account: 459 Card: 1 of 1

Location:

YOUNGS COVE RD

Neighborhood 5 Middle Cross Rd

Zoning/Use Rural
Topography Rolling
Utilities None
Street Gravel

Reference 1 B1827P343

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Rear Land 1 =<100	500.00	2,000	100%		2,000
Total Acres 4.00				Land Total		2,000
Accpt Land		2,000	Accepted Bldg	0	Total	2,000

Pembroke
Name: ARTINO, ALAN J

Valuation Report

08/25/2014

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Map/Lot:

003-011-001

Location:

LEIGHTON PT RD

Account: 395 Card: 1 of 1

Neighborhood 2 Leighton Pt Rd

Sale Data	
Sale Date	06/01/1996
Sale Price	10,000
Sale Type	Land Only
Financing	Unknown
Verified	Other Source
Validity	Arms Length Sale

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

Reference 1 B2094P054

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
34.00	Acres-Rear Land 1 =<100	500.00	17,000	100%		17,000
Total Acres 34.00				Land Total		17,000
Accpt Land		17,000	Accepted Bldg	0	Total	17,000

Pembroke
Name: ASHBY, LEANDER (HEIRS)

Valuation Report

08/25/2014

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Map/Lot:

006-003

Account: 540 Card: 1 of 1

Location:

GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
50.00	Acres-Rear Land 1 =<100	500.00	25,000	100%		25,000
49.00	Acres-Rear Land 2 = 101-200	350.00	17,150	100%		17,150
Total Acres 100.01				Land Total		108,150
Acpt Land		108,200	Accepted Bldg	0	Total	108,200

Pembroke
Name: ASHBY, SHELDON

Valuation Report

08/25/2014

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Map/Lot:

003-018

Account: 431 Card: 1 of 2

Location:

420 GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

Zoning/Use Residential 1
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
4.00	Acres-Rear Land 1 =<100	500.00	2,000	75%		1,500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.00						Land Total 22,500

Dwelling Description

Replacement Cost New

Conventional	One Story	1,040 Sqft	Grade C 110	Base	69,034
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	1,041
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

Existing Conditions						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	Typical	Typical	Average	Typical	70,075
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		79%	100%	100%
						Value(Rcnld)
						55,359

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1982	144	C 110	4,683	Avq.	79%	100%	100%	3,700
Wood Deck	1982	424	C 110	2,804	Avq.	79%	100%	100%	2,215
Frame Shed	1982	256	C 100	4,747	Avq.	79%	100%	100%	3,750
Frame Shed	1982	120	E 100	1,400	Fair	65%	100%	100%	910
Frame Garage	1982	576	C 100	9,527	Avq.	79%	100%	100%	7,526
Outbuilding Total									18,101

Acpt Land

22,500

Accepted Bldg

73,500

Total

96,000

Pembroke
Name: ASHBY, SHELDON

Valuation Report

08/25/2014

Page 24

Map/Lot:

003-018

Account: 431 Card: 2 of 2

Location:

GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

Zoning/Use Residential 1
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Walk-In Cooler	1983	196	D 100	12.614	Avq-	73%	100%	100%	9,208
Frame Shed	1983	560	C 100	9.097	Avq-	73%	100%	100%	6,641
Frame Shed	1983	220	D 100	3,471	Fair	66%	100%	100%	2,291
Frame Shed	1983	108	D 100	2,157	Fair	66%	90%	100%	1,282
Loading Dock	1983	288	D 100	2,465	Avq-	73%	100%	100%	1,799
Outbuilding Total									21,221
Accpt Land			0	Accepted Bldg			21,200	Total	21,200

Pembroke
Name: ASHBY, SHELDON

Valuation Report

08/25/2014

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Map/Lot:

003-018

Account: 431

Location:

GARNET HEAD RD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	22,500	73,500	96,000	22,500	73,500	96,000
2	0	21,200	21,200	0	21,200	21,200
TOTAL	22,500	94,700	117,200	22,500	94,700	117,200

Pembroke
Name: ASHBY, TINA

Valuation Report

08/25/2014

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Map/Lot:

011-038-002

Account: 443 Card: 1 of 1

Location:

374 EAST RIVER RD

Neighborhood 16 East River Rd

Zoning/Use Shore
Topography Below Street
Utilities Septic System
Street Gravel

Reference 1

Reference 2 COMMODORE 2009

Tran/Land/Bldg 0 1 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 220	\$/FF -River Front	77.00	7,700	100%		7,700
0.29	Acres-Rear Land 1 =<100	350.00	102	100%		102
1.00	# -Lot Improvements	2,100.00	2,100	100%		2,100
Total Acres 0.80					Land Total	9,902

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
14Mobile Home	2009	14X68	C 100	29.059	Avq+	90%	100%	100%		26,153
Septic	2005	1	C 100	3,500	Avq.	92%	100%	100%		3,220
							Outbuilding Total			29,373

Acpt Land

9,900

Accepted Bldg

29,400

Total

39,300

Pembroke
Name: ASHLEY, DAVID

Valuation Report

08/25/2014

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Map/Lot:

002-007-001

Location:

YOUNGS COVE RD

Account: 493 Card: 1 of 1

Neighborhood 24 Youngs Cove Rd

Zoning/Use Rural
Topography Rolling
Utilities None
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
26.77	Acres-Rear Land 1 =<100	500.00	13,385	100%		13,385
200 X 115	\$/FF -Tidal Ocean	330.00	47,718	50%	Restrictio	23,859
180 X 115	\$/FF -Tidal Ocean	330.00	42,946	37%	Excess Frt	15,890
Total Acres 28.78				Land Total		68,134
Acpt Land		68,100	Accepted Bldg	0	Total	68,100

Pembroke
Name: ATKINSON, EVELYN (HEIRS)

Valuation Report

08/25/2014

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Map/Lot:

017-018

Account: 319 Card: 1 of 1

Location:

LITTLE FALLS RD

Neighborhood 13 Little Falls Rd

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -River Front	77.00	15,400	50%		7,700
200 X 220	\$/FF -River Front	77.00	15,400	15%	Excess Frt	2,310
100 X 220	\$/FF -River Front	77.00	7,700	15%	Excess Frt	1,155
Total Acres 2.53				Land Total		11,165
Acpt Land		11,200	Accepted Bldg	0	Total	11,200

Pembroke

Valuation Report

08/25/2014

Name: AVERY, RAY M

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DUDLEY, MARY J

Map/Lot:

017-062

Account: 358 Card: 1 of 1

Location:

43 HIGH ST

Neighborhood 21 High Street

Sale Data

Sale Date 08/01/1994
 Sale Price 45,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Other Source
 Validity Arms Length Sale

Reference 1 B1943P216

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
9.00	Acres-Rear Land 1 =<100	500.00	4,500	100%		4,500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 10.00						Land Total 25,500

Dwelling Description**Replacement Cost New**

Conventional	One Story	540 Sqft	Grade C 100	Base	44,028
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-2,620
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
1947	0	Old Type	Old Type	Below Average	Inadeq.	41,408
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	50%	81%	100%	16,770	
Outbuildings/Additions/Improvements					Value Rcnld	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	
One Story Frame	1947	80	C 100	2,366 Avq-	50% 100% 100%	
Encl Frame Porch	1947	60	C 100	1,915 Avq-	50% 100% 100%	
Stable w/Loft	1947	322	D 100	6,913 Avq.	59% 100% 100%	
Frame Shed	1947	207	D 100	3,319 Avq-	50% 90% 100%	
Frame Shed	1947	80	D 100	1,828 Fair	41% 100% 100%	
Frame Shed	1947	238	D 100	3,682 Fair	41% 100% 100%	
Frame Shed	1947	96	D 100	2,016 Fair	41% 100% 100%	
One Story Frame	1994	90	C 100	2,661 Avq-	50% 100% 100%	
Outbuilding Total					12,130	

Acpt Land

25,500

Accepted Bldg

28,900

Total

54,400

Pembroke
Name: AVERY, TIMOTHY & AMY

Valuation Report

08/25/2014

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Map/Lot:

008-034

Location:

6 COOK DR

Account: 1116 Card: 1 of 1

Neighborhood 1 Revers Falls Rd

Zoning/Use Rural

Topography

Utilities

Street Street Surface

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func	Econ	Value Rcnld
12Mobile Home	1981	12X60	C 100	22,554	Fair	28%	100%	100%	6,315
Outbuilding Total									6,315
Accpt Land			0	Accepted Bldg			6,300	Total	6,300

Neighborhood 10 Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 10/01/1998
Sale Price 27,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 2 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
3.60	Acres-Rear Land 1 =<100	500.00	1,800	100%		1,800
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.60						Land Total 22,800

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	480 Sqft	Grade D 110	Base	53,515
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	Dry Full Bmt	Basement	-216
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	1,691
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-758
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1889	1920	Typical	Typical	Average	Typical	54,232
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	50%	100%	100%	27,116	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1920	280	D 110	10,154	Avq.	50%	100%	100%	5,077
Encl Frame Porch	1950	144	D 110	2,813	Avq.	50%	100%	100%	1,406
Frame Shed	1920	416	E 100	3,520	Fair	30%	100%	100%	1,056
Frame Shed	1900	720	E 100	5,692	Fair	30%	100%	100%	1,708
Plumbing Fixture	1940	39	D 100	15,222	Fair	36%	100%	100%	5,480
12Mobile Home	1978	12X56	D 100	18,220	Avq-	35%	100%	100%	6,377
Outbuilding Total									21,104

Acpt Land

22,800

Accepted Bldg

48,200

Total

71,000

Pembroke
Name: AWEIGH DOWNEAST, INC

Valuation Report

08/25/2014

Page 32

Map/Lot:

008-017

Account: 938 Card: 2 of 2

Location:

RT 1

Neighborhood 10 Route 1

Zoning/Use Commercial
Topography Rolling
Utilities Septic System
Street Paved

Sale Data	
Sale Date	10/01/1998
Sale Price	27,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1 B2288P307 10/98

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 1.00				Land Total		18,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1940	160	SC100	2,227	Avq-	46%	100%	100%	1,024
Frame Shed	1940	160	SC100	2,227	Avq-	46%	100%	100%	1,024
Frame Shed	1940	160	SC100	2,227	Avq-	46%	100%	100%	1,024
Frame Shed	1940	160	SC100	2,227	Avq-	46%	100%	100%	1,024
Frame Shed	1940	160	SC100	2,227	Avq-	46%	100%	100%	1,024
Frame Shed	1940	288	SC100	3,436	Avq-	46%	100%	100%	1,581
Frame Shed	1940	256	SC100	3,133	Avq-	46%	100%	100%	1,441
Frame Shed	1940	360	SC100	4,116	Avq-	46%	100%	100%	1,893
Frame Shed	1940	440	SC100	4,872	Avq-	46%	100%	100%	2,241
Frame Shed	1940	264	SC100	3,209	Avq-	46%	100%	100%	1,476

Outbuilding Total 13,752

Accpt Land	18,000	Accepted Bldg	13,800	Total	31,800
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Pembroke
Name: AWEIGH DOWNEAST, INC

Valuation Report

08/25/2014

Page 33

Map/Lot:

008-017

Account: 938

Location:

RT 1

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	22,800	48,200	71,000	22,800	48,200	71,000
2	18,000	13,800	31,800	18,000	13,800	31,800
TOTAL	40,800	62,000	102,800	40,800	62,000	102,800

Pembroke
Name: AYERS, KAREN

Valuation Report

08/25/2014
Page 34
012-020-00A
AYERS JCT RD

Account: 807 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 11 Route 214

Zoning/Use Rural
Topography Rolling
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
3.40	Acres-Rear Land 1 =<100	500.00	1,700	100%		1,700
Total Acres 4.40				Land Total		16,700
Accpt Land		16,700	Accepted Bldg	0	Total	16,700

Pembroke
Name: AYERS, KAREN SUE

Valuation Report

08/25/2014

Page 35

Map/Lot:

012-019

Account: 805 Card: 1 of 1

Location:

864 AYERS JCT RD

Neighborhood 11 Route 214

Zoning/Use Rural
Topography Rolling
Utilities None
Street Paved

Reference 1 B1784P062

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 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)	7,000.00	7,000	100%		7,000
28.50	Acres-Rear Land 1 =<100	500.00	14,250	100%		14,250
Total Acres 29.50			Land Total			21,250

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Stable w/Loft	1992	576	B 100	14,806	Avq.	84%	100%	100%	12,437
Frame Shed	1992	288	D 100	4,269	Avq.	84%	75%	100%	2,690
Outbuilding Total									15,127
Accpt Land		21,300	Accepted Bldg		15,100	Total			36,400

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
Topography Level
Utilities Dug WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 10/20/2008
Sale Price 165,900
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
1.80	Acres-Rear Land 1 =<100	500.00	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 2.80						Land Total 20,700

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Split Level	One Story	1,200 Sqft	Grade C 110	Base	79,409
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,201
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,063
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,750
Insulation	Capped Only			Insulation	-594
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1961	1971	Typical	Typical	Average	Typical				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	67%	100%	100%	56,835				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Two Story Frame	1971	420	C 110	20.219	Avq.	67%	100%	100%	13,547
Frame Garage	1971	1200	C 110	19.051	Avq.	67%	100%	100%	12,764
Open Frame Porch	1971	240	C 110	3.088	Avq.	67%	100%	100%	2,069
Frame Garage	1961	1200	C 100	17.319	Avq.	59%	100%	100%	10,218
Unfin Basement	1971	420	C 110	7.113	Avq.	67%	100%	100%	4,766
Outbuilding Total									43,364
Acpt Land		20,700	Accepted Bldg		100,200	Total		120,900	

Pembroke
Name: BAGLEY, MELANIE

Valuation Report

08/25/2014

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Map/Lot:

015-065

Account: 174 Card: 1 of 1

Location:

397 OLD COUNTY RD

Neighborhood 12 Old Route 1

Sale Data	
Sale Date	05/01/1995
Sale Price	500
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use	Residential 1
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.50	Acres-Rear Land 1 =<100	500.00	250	100%		250
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.50						Land Total 21,250

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
26Mobile Home..	1995	26X56	C 100	64,000	Avg.	51%	100%	100%	32,640
Frame Shed	1993	100	D 100	2,064	Fair	73%	100%	100%	1,507
Outbuilding Total									34,147
Acpt Land		21,300	Accepted Bldg		34,100	Total			55,400

Valuation Report

08/25/2014

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Map/Lot:

004-030

Account: 1028 Card: 1 of 1

Location:

252 OX COVE ROAD

Neighborhood 6	Ox Cove Rd					Sale Data	
Zoning/Use	Residential 1					Sale Date	01/01/1996
Topography	Rolling					Sale Price	68,000
Utilities	Dug WellSeptic System					Sale Type	Land & Buildings
Street	Gravel					Financing	Unknown
						Verified	Public Record
						Validity	Arms Length Sale

Reference 1 B2053P355 01/06

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
26.50	Acres-Rear Land 1 =<100	500.00	13,250	100%		13,250
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 27.50						Land Total 33,050

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,364 Sqft	Grade C 100	Base	74,895
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	-1,218
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,728
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

Built		Renovated	Kitchens	Dwelling Condition		Layout			Total
1955	1998	Typical		Baths	Condition		Typical		70,949
Functional Obsolescence				Economic Obsolescence	Phys. %	Func. %	Econ. %		Value(Rcnld)
None				None	78%	100%	100%		55,340
Outbuildings/Additions/Improvements					Percent Good				Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Stable w/Loft	1850	750	D 100	12,033	Avq-	40%	100%	100%	4,813
Frame Garage	1850	336	D 100	5,354	Avq-	40%	100%	100%	2,142
Wood Deck	1998	96	C 100	713	Good	78%	100%	100%	556
Outbuilding Total									7,511
Acpt Land			33,100	Accepted Bldg		62,900	Total		96,000

Pembroke
Name: BANISZESKI, BRUCE E & JANET M

Valuation Report

08/25/2014

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Map/Lot:

007-004-002

Location:

OX COVE RD

Account: 1146 Card: 1 of 1

Neighborhood 6 Ox Cove Rd

Sale Data	
Sale Date	09/07/2013
Sale Price	4,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Zoning/Use Rural
Topography Rolling
Utilities None
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 7 0

TG Update/Year.. 2011 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	7,000.00	7,000	100%		7,000
4.51	Acres-Rear Land 1 =<100	500.00	2,255	100%		2,255
Total Acres 5.51					Land Total	9,255

Accpt Land

9,300

Accepted Bldg

0 **Total**

9,300

Pembroke

Valuation Report

08/25/2014

Name: BARNES, LOIS A

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BARNES, TRACEY A

Map/Lot:

017-033

Account: 330 Card: 1 of 1

Location:

41 EAST RIVER RD

Neighborhood 16 East River Rd

Zoning/Use Residential 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 1 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
4.50	Acres-Rear Land 1 =<100	500.00	2,250	100%		2,250
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.50						Land Total 23,250

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	500 Sqft	Grade D 110	Base	52,172
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 1/2 Bmt	Basement	-1,263
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	66% Forced Warm	Cooling	0% None	Heat	-690
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,691
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-406
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Typical	Typical	Average	Typical	51,504
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	50%	100%	100%	25,752	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1880	320	D 110	8,534	Avq.	50%	100%	100%	4,267
Encl Frame Porch	1880	140	D 110	2,761	Avq.	50%	100%	100%	1,380
Frame Garage	1960	640	D 110	9,314	Fair	50%	100%	100%	4,657
Frame Shed	1960	480	D 100	6,521	Poor	40%	50%	100%	1,304
Wood Deck	2005	250	C 100	1,575	Fair	81%	100%	100%	1,276
Outbuilding Total									12,884

Acpt Land

23,300

Accepted Bldg

38,600

Total

61,900

Pembroke
Name: BARNES, MELISSA

Valuation Report

08/25/2014

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Map/Lot:

009-006-00C

Account: 1009 Card: 1 of 1

Location:

35 EAST RIVER RD

Neighborhood 16 East River Rd

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

Reference 1 B1990P331

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

				Land Description						
Units	Method - Description			Price/Unit	Total	Fctr	Influence		Value	
1.00	Acres-Homesite (Fract)			15,000.00	15,000	100%			15,000	
2.00	#	-Lot Improvements		3,000.00	6,000	100%			6,000	
Total Acres 1.00						Land Total			21,000	
Outbuildings/Additions/Improvements						Percent Good				Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	1995	190	D 100	1,016	Avq.	86%	100%	100%	874	
26Mobile Home..	1994	26X42	C 100	53,691	Avq.	48%	100%	100%	25,906	
Concrete Slab...	1994	996	C 100	1,394	Avq.	85%	100%	100%	1,185	
Outbuilding Total									27,965	
Accpt Land		21,000		Accepted Bldg		28,000		Total	49,000	

Pembroke

Valuation Report

08/25/2014

Name: BARNES, PRESTON E

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BARNES, NORMAN M

Map/Lot:

017-064

Account: 360 Card: 1 of 1

Location:

5 HIGH ST

Neighborhood 21 High Street

Sale Data

Sale Date 05/07/2009
 Sale Price 30,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use Residential 1
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.43	Acres-Homesite (Fract)	15,000.00	9,836	100%		9,836
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.43					Land Total	15,836

Dwelling Description**Replacement Cost New**

Conventional	One & 3/4 Story	520 Sqft	Grade D 110	Base	52,662
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Wood Posts/Rock	Basement	None	Basement	-6,512
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-2,052
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-821
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1950	Old Type	Old Type	Below Average	Typical	43,277
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		40%	90%	100%
Value(Rcnld)						15,580
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Phy
One Story Frame	1950	160	D 110	4,267	Avq-	40%
Frame Garage	2000	480	C 100	8,327	Avq.	89%
Outbuilding Total						9,118
Acpt Land		15,800	Accepted Bldg		24,700	Total
						40,500

Valuation Report

Map/Lot:

006-024

Account: 569 Card: 1 of 1

Location:

142 GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

Zoning/Use Residential 1
Topography Level
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 09/01/1997
Sale Price 29,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00						Land Total 21,000

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	616 Sqft	Grade D 110	Base	57,503
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	None	Basement	-5,026
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	-500
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1810	0	Typical	Typical	Average	Inadeq.	51,977
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		50%	95%	100%
						Value(Rcnld)
						24,689

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1810	280	D 110	7,468	Avq.	50%	100%	100%	3,734
Unfin Basement	1810	70	D 110	3,804	Avq.	50%	100%	100%	1,902
Frame Shed	1810	280	D 100	4,175	Avq-	40%	90%	100%	1,503
Frame Garage	1810	432	D 100	6,336	Fair	30%	100%	100%	1,901
Wood Deck	2000	100	D 110	662	Avq.	50%	100%	100%	331
Carport/Canopy	2000	240	E 100	1,414	Avq-	83%	100%	100%	1,174
Outbuilding Total									10,545

Acpt Land

21,000

Accepted Bldg

35,200

Total

56,200

Pembroke
Name: BARR JR, ROBERT

Valuation Report

08/25/2014

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Map/Lot:

011-034

Account: 761 Card: 1 of 1

Location:

EAST RIVER RD

Neighborhood 16 East River Rd

Zoning/Use Shore
Topography Below Street
Utilities Dug Well
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

			Land Description						
Units	Method - Description		Price/Unit	Total	Fctr	Influence		Value	
200 X 220	\$/FF -River Front		77.00	15,400	100%			15,400	
200 X 220	\$/FF -River Front		77.00	15,400	75%	Excess Frt		11,550	
200 X 220	\$/FF -River Front		77.00	15,400	50%	Excess Frt		7,700	
1.00	# -Lot Improvements		2,100.00	2,100	60%			1,260	
4.00	Acres-Rear Land 1 =<100		350.00	1,400	100%			1,400	
Total Acres 7.03					Land Total				37,310
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
Stable w/Loft	1978	560	C 100	11.903	Avg.	76%	100%	100%	9,046
Frame Shed	1978	480	D 100	6.521	Avg.	76%	100%	100%	4,956
Outbuilding Total									14,002
Accpt Land		37,300	Accepted Bldg		14,000	Total		51,300	

Pembroke
Name: BARR JR, ROBERT

Valuation Report

08/25/2014

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Map/Lot:

011-035

Account: 762 Card: 1 of 1

Location:

395 EAST RIVER RD

Neighborhood 16 East River Rd

Zoning/Use Residential 1
Topography Above Street
Utilities Dug WellSeptic System
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	95%		14,250
42.00	Acres-Rear Land 1 =<100	500.00	21,000	100%		21,000
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 43.00 Land Total						41,250

Dwelling Description

Replacement Cost New

Log Home	One Story	864 Sqft	Grade C 110	Base	61,782
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	865
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	11,128
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-428
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	Typical	Typical	Average	Typical	73,347
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		76%	100% 100%	55,744

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1978	96	E 50	615	Poor	52%	100%	100%	320
Open Frame Porch	1978	120	C 110	1,660	Avq.	76%	100%	100%	1,262
Frame Garage	1998	832	C 100	12,723	Avq.	88%	100%	100%	11,196
Carport/Canopy	1997	256	D 100	2,397	Avq.	87%	100%	100%	2,085
Unfinished Attic	1998	832	D 100	2,580	Avq.	88%	100%	100%	2,270
Outbuilding Total									17,133

Acpt Land

41,300

Accepted Bldg

72,900

Total

114,200

Pembroke
Name: BARRETT, KEITH E

Valuation Report

08/25/2014

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Map/Lot:

010-011-A

Account: 788 Card: 1 of 1

Location:

502 AYERS JCT RD

Neighborhood 11 Route 214

Zoning/Use Residential 1
Topography Below Street
Utilities None
Street Paved

Reference 1 B1722P338

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
50.00	Acres-Rear Land 1 =<100	500.00	25,000	100%		25,000
45.00	Acres-Rear Land 2 = 101-200	350.00	15,750	100%		15,750
Total Acres 96.00						Land Total 55,750

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
Frame Shed	1988	64	E 50	501	Poor	59%	50% 100%	148
Outbuilding Total								148

Accpt Land

55,800

Accepted Bldg

100

Total

55,900

Pembroke

Valuation Report

08/25/2014

Name: BARTLETT, MICHAEL G & NATALIE

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BARTLETT REVOCABLE TRUST OF 2012

Map/Lot:

008-027-001

Account: 1026 Card: 1 of 1

Location:

US RTE 1

Neighborhood 10 Route 1

Sale Data

Sale Date 12/01/1995

Sale Price 0

Sale Type Land Only

Financing Unknown

Verified Public Record

Validity Related Parties

Zoning/Use Residential 1
 Topography Rolling
 Utilities None
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
14.00	Acres-Rear Land 1 =<100	500.00	7,000	100%		7,000
Total Acres 15.00					Land Total	22,000

Accpt Land

22,000

Accepted Bldg0 **Total**

22,000

Pembroke

Valuation Report

08/25/2014

Name: BARTLETT, MICHAEL G & NATALIE W

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BARTLETT REVOCABLE TRUST OF 2012

Map/Lot:

015-006-A

Account: 120 Card: 1 of 1

Location:

OLD COUNTY RD

Neighborhood 12 Old Route 1

Zoning/Use Rural
Topography Rolling
Utilities Dug WellNone
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.26	Acres-Homesite (Fract)	15,000.00	7,649	100%		7,649
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 0.26			Land Total			9,449
Accpt Land		9,400	Accepted Bldg		0	Total
						9,400

Pembroke
Name: BASILE, CONSTANTINO

Valuation Report

08/25/2014

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Map/Lot:

005-030

Location:

BRICKYARD RD

Account: 531 Card: 1 of 1

Neighborhood 8 Brickyard Rd

Zoning/Use Rural
Topography Rolling
Utilities None
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 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 1 =<100	500.00	25,000	100%		25,000
Total Acres 50.00				Land Total		25,000
Accpt Land	25,000	Accepted Bldg	0	Total		25,000

Pembroke
Name: BAXTER, RICHARD E & MARIE E

Valuation Report

08/25/2014

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Map/Lot:

013-049

Account: 875 Card: 1 of 1

Location:

1324 RIDGE RD

Neighborhood 18 Robbinston Ridge

Sale Data	
Sale Date	11/19/2004
Sale Price	12,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 1 19 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
35.83	Acres-Rear Land 1 =<100	500.00	17,915	100%		17,915
1.00	Acres-Homesite	15,000.00	15,000	100%		15,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 36.83						Land Total 38,915

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	2006	14X72	C 100	30,432	Avq.	81%	100%	100%	24,726
Concrete Slab...	2006	1008	C 100	1,411	Avq.	92%	100%	100%	1,298
2S Frame Garage	2006	480	C 100	10,735	Avq.	92%	100%	100%	9,876
Outbuilding Total									35,900
Accpt Land		38,900	Accepted Bldg		35,900	Total			74,800

Pembroke
Name: BEAL JR, MARC I

Valuation Report

08/25/2014

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Map/Lot:

003-020-003

Account: 921 Card: 1 of 1

Location:

492 GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

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

Sale Data
Sale Date 10/22/2005
Sale Price 80,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
5.80	Acres-Rear Land 1 =<100	500.00	2,900	100%		2,900
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 6.80						23,900

Land Total

Dwelling Description

Replacement Cost New

Ranch	One Story	800 Sqft	Grade C 100	Base		53,768
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	700 Sqft, Grade C	Basement Gar	None	Fin Bsmt		6,160
Heating	100% Hot Water BB	Cooling	0% None	Heat		728
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
2007	0	Modern	Modern	Average	Typical	60,656
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. %	Econ. %
None		None		93%	100%	100%
						Value(Rcnld)
						56,410

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Wood Deck	2007	128	C 100	892	Avq.	93%	100%	100%	100%	830
Outbuilding Total										830

Acpt Land

23,900

Accepted Bldg

57,200

Total

81,100

Valuation Report

08/25/2014

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Map/Lot:

014-088

Account: 86 Card: 1 of 1

Location:

123 OLD COUNTY RD

Neighborhood 20 Factory Rd

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

Sale Data
Sale Date 10/01/1990
Sale Price 40,000
Sale Type Land & Buildings
Financing Unknown
Verified
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
110 X 122	\$/FF -River Front	110.00	9,011	100%		9,011
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.31				Land Total		15,011

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	884 Sqft	Grade C 100	Base	80,819
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	-442
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	-928
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	2000	Typical	Typical	Above Average	Typical	
Functional Obsolescence				Phys. %	Func. %	Econ. %
None				71%	100%	100%

Value(Rcnld)

56,409

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1955	64	C 100	2,001	Avq.	64%	100%	100%	1,281
Wood Deck	1997	852	C 100	4,946	Avq+	89%	100%	100%	4,402
Finished Attic	2000	576	C 100	11,542	Avq+	71%	70%	100%	5,737
Frame Garage	2000	576	C 100	9,527	Avq+	71%	80%	100%	5,411
Open Frame Porch	2000	60	C 100	860	Avq+	71%	100%	100%	611
Frame Shed	2000	192	C 100	3,832	Avq.	89%	100%	100%	3,410
One Story Frame	2000	160	C 100	4,731	Avq+	71%	100%	100%	3,359

Outbuilding Total 24,211

Acpt Land

15,000

Accepted Bldg

80,600

Total

95,600

Pembroke
Name: BECHARD, ROLAND

Valuation Report

08/25/2014

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Map/Lot:

017-061

Account: 356 Card: 1 of 1

Location:

HIGH ST

Neighborhood 21 High Street

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.36	Acres-Homesite (Fract)	15,000.00	9,000	100%		9,000
Total Acres 0.36				Land Total		9,000
Accpt Land		9,000	Accepted Bldg	0	Total	9,000

Pembroke
Name: BENNETT, TONY

Valuation Report

08/25/2014

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Map/Lot:

015-061

Account: 169 Card: 1 of 1

Location:

478 OLD COUNTY RD

Neighborhood 12 Old Route 1

Sale Data	
Sale Date	03/21/2014
Sale Price	39,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Zoning/Use	Residential 1
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
2.30	Acres-Rear Land 1 =<100	500.00	1,150	100%		1,150
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.30						Land Total 22,150

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2S Frame Garage	1993	832	C 110	17.458	Avq-	79%	100%	100%	13,792
12Mobile Home	0			----	SOUND	VALUE	----		2,500
One Story Frame	2013			----	SOUND	VALUE	----		1,000
Outbuilding Total									17,292
Accpt Land		22,200	Accepted Bldg		17,300	Total			39,500

Valuation Report

08/25/2014

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Map/Lot:

005-034

Account: 536 Card: 1 of 1

Location:

117 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 08/08/2011
Sale Price 58,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1
Reference 2 CONDITION/IMPROVEMENTS
Tran/Land/Bldg 3 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,000.00	25,000	100%		25,000
9.00	Acres-Rear Land 1 =<100	500.00	4,500	100%		4,500
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 10.00						35,500

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,800 Sqft	Grade C 110	Base	100,351
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% Not Heated	Cooling	0% None	Heat	-5,940
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	1,485
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	87%	85%	100%	95,896
Functional Obsolescence		Economic Obsolescence						
Incomplete		None						70,915
Outbuildings/Additions/Improvements					Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Wood Deck	1998	128	C 110	981	Avq.	87%	85%	100%
Frame Garage	1997	1580	C 100	22,064	Poor	65%	50%	100%
Unfinished Attic	1997	1580	E 100	2,359	Poor	65%	100%	100%
Encl Frame Porch	2013	48	C 100	1,744	Avq.	87%	100%	100%
Outbuilding Total								10,946
Acpt Land		35,500	Accepted Bldg		81,900	Total		117,400

Pembroke

Valuation Report

08/25/2014

Name: BERENSON, ROBERTA W

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TRUSTEE, UNDER DEC. OF TRUST

Map/Lot:

015-019

Account: 133 Card: 1 of 1

Location:

OLD COUNTY RD

Neighborhood 12 Old Route 1

Sale Data

Sale Date	11/01/1993
Sale Price	2,500
Sale Type	Land Only
Financing	Unknown
Verified	.....
Validity	Arms Length Sale

Zoning/Use	Rural
Topography	Above Street
Utilities	NoneNone
Street	Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.73	Acres-Homesite (Fract)	15,000.00	12,816	100%		12,816
Total Acres 0.73				Land Total		12,816
Accpt Land	12,800	Accepted Bldg	0	Total		12,800

Pembroke
Name: BERIO, OWEN P

Valuation Report

08/25/2014

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Map/Lot:

005-019-00B

Account: 990 Card: 1 of 1

Location:

282 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
075 X 198	\$/FF -Tidal Ocean	330.00	23,480	15%		3,522
Total Acres 0.34				Land Total		3,522
Accpt Land		3,500	Accepted Bldg	0	Total	3,500

Neighborhood 23 Mill Street

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

Sale Data
Sale Date 05/11/2007
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

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.54	Acres-Homesite (Fract)	15,000.00	11,023	100%		11,023
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 0.54						Land Total 14,023

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	720 Sqft	Grade D 110	Base	65,030
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Crawl	Basement	-2,562
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,273
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
1850	1992	Typical	Typical	Average	Typical	60,195
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	50%	100%	100%	30,098	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1992	100	D 110	662	Avq.	50%	100%	100%	331
Encl Frame Porch	1992	120	D 110	2,500	Avq.	50%	80%	100%	1,000
2 & 1/2 Storv Fr	1850	2030	D 100	89,093	Fair	30%	100%	100%	26,728
Outbuilding Total									28,059

Acpt Land

14,000

Accepted Bldg

58,200

Total

72,200

Pembroke

Valuation Report

08/25/2014

Name: BLANCH, ELINOR H

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ELINOR H BLANCH LIVING TRUST

Map/Lot:

014-043

Account: 37 Card: 1 of 1

Location:

61 HERSEY RD

Neighborhood 9 Centennial Rd

Sale Data

Sale Date 09/07/2005
 Sale Price 100,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use Residential 1
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -River Front	110.00	22,000	100%		22,000
085 X 220	\$/FF -River Front	110.00	9,350	75%	Excess Frt	7,013
0.40	Acres-Rear Land 1 =<100	500.00	200	100%		200
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.84						Land Total 35,213

Dwelling Description**Replacement Cost New**

Conventional	One & 1/2 Story	672 Sqft	Grade C 110	Base	73,264
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	-2,218
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,063
Attic	None			Attic	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	Modern	Typical	Above Average	Typical	73,109
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		81%	100%	100%
						59,218

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1970	240	D 100	5,820	Avq-	64%	100%	100%	3,725
Plumbing Fixture	1970	2	D 100	781	Avq-	64%	100%	100%	500
Wood Deck	2013	132	C 110	1,005	Avq.	95%	100%	100%	955
Encl Frame Porch	2013	264	C 110	5,317	Avq.	95%	100%	100%	5,051
Carport/Canopy	2013	360	D 100	2,905	Avq.	95%	100%	100%	2,760
Frame Garage	2013	900	B 100	16,559	Avq.	95%	100%	100%	15,731
Outbuilding Total									28,722

Acpt Land

35,200

Accepted Bldg

87,900

Total

123,100

Pembroke

Valuation Report

08/25/2014

Name: BLANCH, ELINOR H

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ELINOR H BLANCH LIVING TRUST

Map/Lot:

014-043

Account: 37 Card: 1 of 1

Location:

61 HERSEY RD



Pembroke
Name: BLANCHARD, HELENE E & JOHN D

Valuation Report

08/25/2014

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Map/Lot:

017-040

Account: 334 Card: 1 of 1

Location:

FRONT ST

Neighborhood 23 Mill Street

Sale Data	
Sale Date	04/17/2009
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use Shore
Topography Below Street
Utilities None
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Homesite (Fract)	15,000.00	6,708	15%	Size/Shape	1,006
Total Acres 0.20				Land Total		1,006
Accpt Land		1,000	Accepted Bldg	0	Total	1,000

Valuation Report

08/25/2014

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Map/Lot:

017-050

Account: 343 Card: 1 of 1

Location:

11 FRONT ST

Neighborhood 23 Mill Street

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 04/17/2009
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
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.10	Acres-Rear Land 1 =<100	500.00	50	100%		50
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.10						21,050

Land Total

Dwelling Description

Replacement Cost New

Other	One Story	1,574 Sqft	Grade D 110	Base	74,651
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-11,399
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
1920	1950	Typical	Typical	Average	Typical	
Functional	Obsolescence	Economic	Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		50%	100%	31,626

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1950	288	D 100	4.864	Fair	43%	100%	100%	2,092
Frame Shed	1950	144	D 100	2.580	Fair	43%	90%	100%	998
Frame Shed	1950	144	D 100	2.580	Fair	43%	50%	100%	554
Frame Shed	1900	308	E 100	2.747	Poor	20%	100%	100%	549
Outbuilding Total									4,193

Accpt Land

21,100

Accepted Bldg

35,800

Total

56,900

Pembroke
Name: BLESSING, VICTOR

Valuation Report

08/25/2014
Page 63
004-004
OX COVE RD

Account: 463 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 6 Ox Cove Rd

Zoning/Use Rural
Topography Rolling
Utilities None
Street Gravel

Sale Data	
Sale Date	06/23/2003
Sale Price	70,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
25.00	Acres-Rear Land 1 =<100	500.00	12,500	100%		12,500
Total Acres 26.00			Land Total			27,500
Accpt Land		27,500	Accepted Bldg		0	Total 27,500

Pembroke
Name: BLESSING, VICTOR

Valuation Report

08/25/2014
Page 64
004-005
OX COVE RD

Account: 464 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 6 Ox Cove Rd

Zoning/Use Shore
Topography Rolling
Utilities None
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	75%	Excess Frt	49,500
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	50%	Excess Frt	33,000
300 X 220	\$/FF -Tidal Ocean	330.00	99,000	15%	Excess Frt	14,850
6.10	Acres-Rear Land 1 =<100	500.00	3,050	100%		3,050
Total Acres 10.65			Land Total			166,400
Acpt Land		166,400	Accepted Bldg	0	Total	166,400

Pembroke
Name: BLESSING, VICTOR

Valuation Report

08/25/2014
Page 65
004-008
OX COVE RD

Account: 467 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 6 Ox Cove Rd

Zoning/Use Residential 1
Topography Rolling
Utilities Dug Well
Street Gravel

Reference 1 B1372P210

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
50.00	Acres-Rear Land 1 =<100	500.00	25,000	100%		25,000
45.00	Acres-Rear Land 2 = 101-200	350.00	15,750	100%		15,750
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 96.00			Land Total			57,550
Accpt Land		57,600	Accepted Bldg	0	Total	57,600

Pembroke
Name: BLESSING, VICTOR

Valuation Report

08/25/2014

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Map/Lot:

004-009

Account: 468 Card: 1 of 1

Location:

OX COVE RD

Neighborhood 6 Ox Cove Rd

Zoning/Use Rural
Topography Rolling
Utilities None
Street Gravel

Reference 1 B1372P210

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Rear Land 1 =<100	500.00	2,000	100%		2,000
Total Acres 4.00				Land Total		2,000
Accpt Land		2,000	Accepted Bldg	0	Total	2,000

Pembroke
Name: BLESSING, VICTOR

Valuation Report

08/25/2014

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Map/Lot:

004-014

Account: 472 Card: 1 of 1

Location:

BRICKYARD RD

Neighborhood 8 Brickyard Rd

Zoning/Use Rural
Topography Rolling
Utilities None
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 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 1 =<100	500.00	25,000	100%		25,000
50.00	Acres-Rear Land 2 = 101-200	350.00	17,500	100%		17,500
94.00	Acres-Rear Land 3 = 201+	245.00	23,030	100%		23,030
Total Acres 194.00				Land Total		65,530
Acpt Land		65,500	Accepted Bldg	0	Total	65,500

Pembroke
Name: BLESSING, VICTOR

Valuation Report

08/25/2014
Page 68
004-016
OX COVE RD

Account: 475 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 6 Ox Cove Rd

Zoning/Use Shore
Topography Rolling
Utilities None
Street Gravel

Reference 1 B1372P210

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	75%	Excess Frt	49,500
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	50%	Excess Frt	33,000
900 X 220	\$/FF -Tidal Ocean	330.00	297,000	15%	Excess Frt	44,550
900 X 220	\$/FF -Tidal Ocean	330.00	297,000	15%	Excess Frt	44,550
300 X 220	\$/FF -Tidal Ocean	330.00	99,000	15%	Excess Frt	14,850
8.40	Acres-Rear Land 1 =<100	500.00	4,200	100%		4,200
Total Acres 22.05				Land Total		256,650
Acpt Land		256,700	Accepted Bldg		0	Total
						256,700

Pembroke
Name: BLESSING, VICTOR

Valuation Report

08/25/2014

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Map/Lot:

004-017

Account: 478 Card: 1 of 1

Location:

ISLAND,OX COVE RD

Neighborhood 3 Island

Zoning/Use Resource Protect
Topography Rolling
Utilities None
Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
550 X 043	\$/FF -Tidal Ocean	330.00	80,242	15%	Restrictio	12,036
Total Acres 0.54				Land Total		12,036
Accpt Land	12,000	Accepted Bldg	0	Total		12,000

Pembroke

Valuation Report

08/25/2014

Name: BLOEMENDAAL, JOHN R

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BLOEMENDALL, JEAN

Map/Lot:

014-070

Account: 108 Card: 1 of 1

Location:

22 HARDY POINT RD

Neighborhood 20 Factory Rd

Sale Data

Sale Date 09/01/1988
 Sale Price 56,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified
 Validity Arms Length Sale

Zoning/Use Residential 1
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.90	Acres-Rear Land 1 =<100	500.00	450	100%		450
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.90						Land Total 21,450

Dwelling Description**Replacement Cost New**

Conventional	One & 3/4 Story	748 Sqft	Grade C 100	Base	73,585
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	-374
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,250
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-589
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	2001	Modern	Typical	Very Good	Typical	73,872
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		75%	100%	55,404

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1890	325	C 100	9.610	V.G.	75%	100%	100%	7,208
One Story Frame	2001	195	C 100	5.765	V.G.	93%	100%	100%	5,361
Stable w/Loft	1890	408	D 100	7.942	Fair	30%	100%	100%	2,383
Frame Shed	1890	360	D 100	5.113	Fair	30%	100%	100%	1,534
Wood Deck	2002	180	C 100	1.183	V.G.	75%	100%	100%	887
Outbuilding Total									17,373

Acpt Land

21,500

Accepted Bldg

72,800

Total

94,300

Pembroke
Name: BOSTOW, DARREL E

Valuation Report

08/25/2014

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Map/Lot:

001-002-A

Account: 213 Card: 1 of 1

Location:

249 REVERSING FALLS RD

Neighborhood 1 Revers Falls Rd

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

Sale Data
Sale Date 01/24/2003
Sale Price 138,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 205	\$/FF -Tidal Ocean	330.00	63,710	100%		63,710
020 X 205	\$/FF -Tidal Ocean	330.00	6,371	75%	Excess Frt	4,778
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.03					Land Total	74,488

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,014 Sqft	Grade C 100	Base	83,347
Exterior	Single 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	-1,008
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	1,250
Attic	None			Attic	0
FirePlaces	2			Fireplace	4,500
Insulation	Heavy			Insulation	1,331
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	Typical	Typical	Average	Typical	89,420
Functional Obsolescence				Phys. %	Econ. %	Value(Rcnld)
None		No Electricity..		83%	90%	66,797

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1991	312	C 100	1,922	Avq.	84%	100%	90%	1,453
Wood Deck	1995	208	C 100	1,340	Avq.	86%	100%	90%	1,037
Wood Deck	1997	80	C 100	623	Avq.	87%	100%	90%	488
2S Frame Garage	2004	840	A 100	23,979	Avq.	91%	100%	90%	19,639
Finished Attic	2006	840	A 100	20,916	Avq.	92%	75%	90%	12,989
Outbuilding Total									35,606

Acpt Land

74,500

Accepted Bldg

102,400

Total

176,900

Pembroke
Name: BOUCK, W LYNN & JILL H

Valuation Report

08/25/2014

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Map/Lot:

007-004-001

Account: 601 Card: 1 of 1

Location:

82 OX COVE RD

Neighborhood 6 Ox Cove Rd
Tree Growth 2012
Zoning/Use Residential 1
Topography Rolling
Utilities Dug WellSeptic System
Street Gravel

Sale Data
Sale Date 12/01/1997
Sale Price 57,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Partial Interest

Reference 1

Reference 2

Tran/Land/Bldg 3 6 0

TG Update/Year.. 2012 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Shorefront Amenitv Lot	70,000.00	70,000	100%		70,000
6.60	Acres-Mixed Wood	126.00	832	100%		832
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 7.60						Land Total 75,632

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	512 Sqft	Grade D 110	Base	55,050
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-231
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-3,327
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	-808
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	Old Type	Old Type	Average	Typical	50,684
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		50%	90%	100%
						Value(Rcnld) 22,808

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Storv Fr	1850	238	D 110	8,632	Avq.	50%	100%	100%	4,316
Frame Shed	1850	187	D 100	3,084	Fair	30%	90%	100%	832
Outbuilding Total									5,148

Acpt Land

75,600

Accepted Bldg

28,000

Total

103,600

Pembroke
Name: BOUCK, W LYNN & JILL H

Valuation Report

08/25/2014

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Map/Lot:

007-006

Location:

OX COVE RD

Account: 606 Card: 1 of 1

Neighborhood 6 Ox Cove Rd
Tree Growth 2012
Zoning/Use Shore
Topography Rolling
Utilities None
Street Gravel

Sale Data	
Sale Date	02/01/2001
Sale Price	45,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Partial Interest

Reference 1

Reference 2

Tran/Land/Bldg 0 6 0

TG Update/Year.. 2012 Y Coordinate 0

Exemption(s) Land Schedule 1

			Land Description			
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Mixed Wood	126.00	252	100%		252
1.00	Acres-Waste-Wet Land	50.00	50	100%		50
Total Acres 3.00			Land Total			302
Accpt Land		300	Accepted Bldg		0	Total
						300

Pembroke
Name: BOUCK, W LYNN & JILL H

Valuation Report

08/25/2014

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Map/Lot:

007-007

Location:

OX COVE RD

Account: 607 Card: 1 of 1

Neighborhood 6 Ox Cove Rd
Tree Growth 2012
Zoning/Use Residential 1
Topography Level
Utilities NoneNone
Street Gravel

Sale Data	
Sale Date	02/01/2001
Sale Price	45,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Partial Interest

Reference 1

Reference 2

Tran/Land/Bldg 2 6 0

TG Update/Year.. 2012 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
12.40	Acres-Mixed Wood	126.00	1,562	100%		1,562
4.00	Acres-Waste-Wet Land	50.00	200	100%		200
Total Acres 16.40			Land Total			1,762
Accpt Land		1,800	Accepted Bldg		0	Total
						1,800

Pembroke
Name: BOUCK, W LYNN & JILL H

Valuation Report

08/25/2014

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Map/Lot:

007-008-001

Location:

OX COVE RD

Account: 1053 Card: 1 of 1

Neighborhood 6 Ox Cove Rd
Tree Growth 2012
Zoning/Use Shore
Topography Rolling
Utilities None
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 6 0

TG Update/Year.. 2012 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Mixed Wood	126.00	126	100%		126
0.50	Acres-Waste-Wet Land	50.00	25	100%		25
Total Acres 1.50			Land Total			151
Accpt Land		200	Accepted Bldg		0	Total
						200

Pembroke
Name: BOYER JR ET AL, MARKLEY H

Valuation Report

08/25/2014

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Map/Lot:

001-029-001

Location:

LEIGHTON PT RD

Account: 251 Card: 1 of 1

Neighborhood 2 Leighton Pt Rd

Sale Data	
Sale Date	11/30/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use Shore
Topography Rolling
Utilities NoneNone
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		0
200 X 220	\$/FF -Tidal Ocean	50.00	25	85%	Vacancy	56,100
043 X 220	\$/FF -Tidal Ocean	330.00	14,190	75%	Excess Frt	0
043 X 220	\$/FF -Tidal Ocean	3,000.00	3,000	85%	Vacancy	9,047
1.22	Acres-Rear Land 1 =<100	500.00	610	100%		610
Total Acres 2.45				Land Total		65,757

Acpt Land

65,800

Accepted Bldg

0 **Total**

65,800

Pembroke
Name: BOYER JR ET AL, MARKLEY H

Valuation Report

08/25/2014

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Map/Lot:

001-029-002

Account: 252 Card: 1 of 1

Location:

LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Zoning/Use Shore
Topography Rolling
Utilities NoneNone
Street Gravel

Sale Data	
Sale Date	11/30/2012
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

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		0
200 X 220	\$/FF -Tidal Ocean	50.00	25	85%	Vacancy	56,100
131 X 220	\$/FF -Tidal Ocean	330.00	43,230	75%	Excess Frt	0
131 X 220	\$/FF -Tidal Ocean	3,000.00	3,000	85%	Vacancy	27,560
2.00	Acres-Rear Land 1 =<100	500.00	1,000	100%		1,000
Total Acres 3.67			Land Total			84,660

Acpt Land

84,700

Accepted Bldg

0 **Total**

84,700

Pembroke
Name: BOYER JR ET AL, MARKLEY H

Valuation Report

08/25/2014

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Map/Lot:

001-029-003

Account: 253 Card: 1 of 1

Location:

LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Sale Data	
Sale Date	11/30/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use Shore
Topography Rolling
Utilities NoneNone
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		0
200 X 220	\$/FF -Tidal Ocean	50.00	25	85%	Vacancy	56,100
079 X 220	\$/FF -Tidal Ocean	330.00	26,070	75%	Excess Frt	0
079 X 220	\$/FF -Tidal Ocean	3,000.00	3,000	85%	Vacancy	16,620
2.40	Acres-Rear Land 1 =<100	500.00	1,200	100%		1,200
Total Acres 3.81					Land Total	73,920

Acpt Land

73,900

Accepted Bldg

0 **Total**

73,900

Pembroke
Name: BOYER JR ET AL, MARKLEY H

Valuation Report

08/25/2014

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Map/Lot:

001-029-004

Account: 254 Card: 1 of 1

Location:

LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Sale Data	
Sale Date	11/30/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use Shore
Topography Rolling
Utilities NoneNone
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		0
200 X 220	\$/FF -Tidal Ocean	50.00	25	85%	Vacancy	56,100
070 X 220	\$/FF -Tidal Ocean	330.00	23,100	75%	Excess Frt	0
070 X 220	\$/FF -Tidal Ocean	3,000.00	3,000	85%	Vacancy	14,726
2.40	Acres-Rear Land 1 =<100	500.00	1,200	100%		1,200
Total Acres 3.76					Land Total	72,026

Acpt Land

72,000

Accepted Bldg

0 **Total**

72,000

Pembroke
Name: BOYER JR ET AL, MARKLEY H

Valuation Report

08/25/2014

Page 80

Map/Lot:

001-029-005

Account: 255 Card: 1 of 1

Location:

LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Zoning/Use Shore
Topography Rolling
Utilities NoneNone
Street Semi-Improved

Sale Data	
Sale Date	11/30/2012
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

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		0
200 X 220	\$/FF -Tidal Ocean	50.00	25	85%	Vacancy	56,100
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	75%	Excess Frt	0
200 X 220	\$/FF -Tidal Ocean	3,000.00	3,000	85%	Vacancy	42,075
092 X 220	\$/FF -Tidal Ocean	330.00	30,360	50%	Excess Frt	0
092 X 220	\$/FF -Tidal Ocean	330.00	99,000	75%	Vacancy	11,385
1.70	Acres-Rear Land 1 =<100	500.00	850	100%		850
Total Acres 4.18			Land Total			110,410
Acpt Land		110,400	Accepted Bldg		0 Total	110,400

Pembroke
Name: BOYER JR ET AL, MARKLEY H

Valuation Report

08/25/2014

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Map/Lot:

001-029-006

Account: 256 Card: 1 of 1

Location:

LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Sale Data	
Sale Date	11/30/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use Shore
Topography Rolling
Utilities NoneNone
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		0
200 X 220	\$/FF -Tidal Ocean	50.00	25	85%	Vacancy	56,100
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	75%	Excess Frt	0
200 X 220	\$/FF -Tidal Ocean	3,000.00	3,000	85%	Vacancy	42,075
020 X 220	\$/FF -Tidal Ocean	330.00	6,600	50%	Excess Frt	0
020 X 220	\$/FF -Tidal Ocean	330.00	99,000	85%	Vacancy	2,805
2.90	Acres-Rear Land 1 =<100	500.00	1,450	100%		1,450
Total Acres 5.02					Land Total	102,430

Acpt Land	102,400	Accepted Bldg	0	Total	102,400
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Pembroke
Name: BOYER JR ET AL, MARKLEY H

Valuation Report

08/25/2014

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Map/Lot:

001-029-007

Account: 257 Card: 1 of 1

Location:

LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Sale Data	
Sale Date	11/30/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use Shore
Topography Rolling
Utilities NoneNone
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		0
200 X 220	\$/FF -Tidal Ocean	50.00	25	85%	Vacancy	56,100
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	75%	Excess Frt	0
200 X 220	\$/FF -Tidal Ocean	3,000.00	3,000	85%	Vacancy	42,075
116 X 220	\$/FF -Tidal Ocean	330.00	38,280	50%	Excess Frt	0
116 X 220	\$/FF -Tidal Ocean	330.00	99,000	85%	Vacancy	16,269
2.80	Acres-Rear Land 1 =<100	500.00	1,400	100%		1,400
Total Acres 5.41			Land Total			115,844

Acpt Land	115,800	Accepted Bldg	0	Total	115,800
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Pembroke
Name: BOYER JR ET AL, MARKLEY H

Valuation Report

08/25/2014

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Map/Lot:

001-029-008

Account: 258 Card: 1 of 1

Location:

LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Sale Data	
Sale Date	11/30/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use Shore
Topography Rolling
Utilities NoneNone
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Deep Ocean	440.00	88,000	100%		0
200 X 220	\$/FF -Deep Ocean	50.00	25	85%	Vacancy	74,800
179 X 220	\$/FF -Deep Ocean	440.00	78,760	75%	Excess Frt	0
179 X 220	\$/FF -Deep Ocean	3,000.00	3,000	85%	Vacancy	50,210
Total Acres 1.91			Land Total			125,010

Acpt Land	125,000	Accepted Bldg	0	Total	125,000
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Pembroke
Name: BOYER JR ET AL, MARKLEY H

Valuation Report

08/25/2014

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Map/Lot:

001-029-009

Location:

LEIGHTON PT RD

Account: 259 Card: 1 of 1

Neighborhood 2 Leighton Pt Rd

Sale Data	
Sale Date	11/30/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use Shore
Topography Rolling
Utilities NoneNone
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Deep Ocean	440.00	88,000	100%		0
200 X 220	\$/FF -Deep Ocean	50.00	25	85%	Vacancy	74,800
122 X 220	\$/FF -Deep Ocean	440.00	53,680	75%	Excess Frt	0
122 X 220	\$/FF -Deep Ocean	3,000.00	3,000	85%	Vacancy	34,221
1.20	Acres-Rear Land 1 =<100	500.00	600	100%		600
Total Acres 2.83					Land Total	109,621

Acpt Land

109,600

Accepted Bldg

0 **Total**

109,600

Pembroke
Name: BOYER JR ET AL, MARKLEY H

Valuation Report

08/25/2014

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Map/Lot:

001-029-010

Account: 260 Card: 1 of 1

Location:

LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Zoning/Use Shore
Topography Rolling
Utilities NoneNone
Street Gravel

Sale Data	
Sale Date	11/30/2012
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

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
142 X 220	\$/FF -Deep Ocean	440.00	62,480	100%		0
142 X 220	\$/FF -Deep Ocean	50.00	25	85%	Vacancy	53,108
3.20	Acres-Rear Land 1 =<100	500.00	1,600	100%		1,600
Total Acres 3.92					Land Total	54,708

Acpt Land

54,700

Accepted Bldg

0 **Total**

54,700

Pembroke
Name: BOYER JR ET AL, MARKLEY H

Valuation Report

08/25/2014

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Map/Lot:

001-030

Account: 261 Card: 1 of 1

Location:

985 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

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

Sale Data
Sale Date 11/30/2012
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

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Deep Ocean	440.00	88,000	100%		88,000
200 X 220	\$/FF -Deep Ocean	440.00	88,000	75%	Excess Frt	66,000
200 X 220	\$/FF -Deep Ocean	440.00	88,000	50%	Excess Frt	44,000
900 X 220	\$/FF -Deep Ocean	440.00	396,000	15%	Excess Frt	59,400
900 X 075	\$/FF -Deep Ocean	440.00	231,214	15%	Excess Frt	34,682
2.00	# -Lot Improvements	3,000.00	6,000	100%	Vacancy	6,000
Total Acres 9.13						Land Total 298,082

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	480 Sqft	Grade B 100	Base	72,381
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Crawl	Basement	-2,879
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	2,288
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,050
Insulation	Heavy			Insulation	769
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	Typical	Typical	Good	Typical	75,609
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		91%	100%	100%
						Value(Rcnld) 68,804

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1998	136	B 100	4,906	Good	91%	100%	100%	4,464
One Story Frame	1998	201	B 100	7,251	Good	91%	100%	100%	6,598
Open Frame Porch	1998	208	B 100	3,003	Good	91%	100%	100%	2,733
Outbuilding Total									13,795

Acpt Land

298,100

Accepted Bldg

82,600

Total

380,700

Pembroke
Name: BOYER JR ET AL, MARKLEY H

Valuation Report

08/25/2014

Page 87

Account: 278 Card: 1 of 1

Map/Lot: 018-19+20+021+022
Location: REVERSING FALLS RD

Neighborhood 1 Revers Falls Rd

Zoning/Use Shore
Topography Rolling
Utilities Dug WellSeptic System
Street Gravel

Sale Data	
Sale Date	11/30/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2 CAMP UNDER CONST
Tran/Land/Bldg 3 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Deep Ocean	440.00	88,000	100%		88,000
200 X 107	\$/FF -Deep Ocean	440.00	61,371	75%	Excess Frt	46,028
200 X 108	\$/FF -Deep Ocean	440.00	61,657	50%	Excess Frt	30,829
150 X 108	\$/FF -Deep Ocean	440.00	46,243	25%	Excess Frt	11,561
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 2.37			Land Total			181,218
Acpt Land		181,200	Accepted Bldg		0	Total
						181,200

Pembroke
Name: BOYER JR ET AL, MARKLEY H

Valuation Report

08/25/2014

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Map/Lot:

001-008-001

Account: 584 Card: 1 of 1

Location:

DENNY'S BAY LOT

Neighborhood 1 Revers Falls Rd

Zoning/Use Shore
Topography Rolling
Utilities NoneNone
Street Gravel

Sale Data	
Sale Date	11/30/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 7 0

TG Update/Year.. 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)	7,000.00	7,000	100%		7,000
13.00	Acres-Rear Land 1 =<100	500.00	6,500	100%		6,500
Total Acres 14.00				Land Total		13,500
Accpt Land		13,500	Accepted Bldg	0	Total	13,500

Pembroke
Name: BOYER, MARKLEY & BARBARA

Valuation Report

08/25/2014

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Map/Lot:

001-022-002

Location:

LEIGHTON PT RD

Account: 237 Card: 1 of 1

Neighborhood 2 Leighton Pt Rd

Sale Data	
Sale Date	10/01/1999
Sale Price	90,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Partial Interest

Zoning/Use Shore
Topography Rolling
Utilities NoneNone
Street Semi-Improved

Reference 1 B2382P056 10/99

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		0
200 X 220	\$/FF -Tidal Ocean	500.00	6,500	85%	Vacancv	56,100
9.80	Acres-Rear Land 1 =<100	500.00	4,900	100%		4,900
Total Acres 10.81					Land Total	61,000

Accpt Land

61,000

Accepted Bldg

0

Total

61,000

Pembroke
Name: BOYER, MARKLEY & BARBARA

Valuation Report

08/25/2014

Page 90

Map/Lot:

001-022-003

Account: 238 Card: 1 of 1

Location:

LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Sale Data	
Sale Date	10/01/1999
Sale Price	90,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Partial Interest

Zoning/Use Shore
Topography Rolling
Utilities NoneNone
Street Semi-Improved

Reference 1 B2382P056 10/99

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		0
200 X 220	\$/FF -Tidal Ocean	500.00	6,500	85%	Vacancy	56,100
190 X 220	\$/FF -Tidal Ocean	330.00	62,700	75%	Excess Frt	0
190 X 220	\$/FF -Tidal Ocean	440.00	46,243	85%	Vacancy	39,971
10.00	Acres-Rear Land 1 =<100	500.00	5,000	100%		5,000
Total Acres 11.97						101,071

Land Total

Acpt Land	101,100	Accepted Bldg	0	Total	101,100
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Pembroke
Name: BOYER, MARKLEY & BARBARA

Valuation Report

08/25/2014

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Map/Lot:

001-022-004

Account: 239 Card: 1 of 1

Location:

LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Sale Data	
Sale Date	10/01/1999
Sale Price	90,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Partial Interest

Zoning/Use Shore
Topography Rolling
Utilities NoneNone
Street Semi-Improved

Reference 1 B2382P056 10/99

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		0
200 X 220	\$/FF -Tidal Ocean	500.00	6,500	85%	Vacancy	56,100
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	75%	Excess Frt	0
200 X 220	\$/FF -Tidal Ocean	440.00	46,243	85%	Vacancy	42,075
8.00	Acres-Rear Land 1 =<100	500.00	4,000	100%		4,000
Total Acres 10.02			Land Total			102,175

Acpt Land	102,200	Accepted Bldg	0	Total	102,200
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Pembroke
Name: BOYER, MARKLEY H

Valuation Report

08/25/2014

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Map/Lot:

001-025-A

Account: 245 Card: 1 of 1

Location:

LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Sale Data	
Sale Date	04/04/2014
Sale Price	115,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Shore
Topography Rolling
Utilities NoneNone
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	75%	Excess Frt	49,500
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	50%	Excess Frt	33,000
020 X 220	\$/FF -Tidal Ocean	330.00	6,600	15%	Excess Frt	990
8.35	Acres-Rear Land 1 =<100	500.00	4,175	100%		4,175
Total Acres 11.48				Land Total		153,665

Acpt Land

153,700

Accepted Bldg

0 **Total**

153,700

Pembroke
Name: BRADY, MATTHEW & PAULA

Valuation Report

08/25/2014

Page 93

Map/Lot:

014-042-001

Account: 36 Card: 1 of 1

Location:

97 HERSEY RD

Neighborhood 9 Centennial Rd

Zoning/Use Residential 1
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Reference 1 B1415P024

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -River Front	110.00	22.000	100%		22.000
1.00	Acres-Homesite (Fract)	15.000.00	15.000	100%		15.000
2.00	# -Lot Improvements	3.000.00	6.000	100%		6.000
Total Acres 2.01					Land Total	43,000

Dwelling Description

Replacement Cost New

Conventional	One Story	1,222 Sqft	Grade C 110	Base	76,534
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	276 Sqft, Grade C	Basement Gar	None	Fin Bsmt	2,672
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,223
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	1,222	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	Typical	Typical	Above Average	Typical	80,429
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	84%	100%	100%	67,560	

Acpt Land

43,000

Accepted Bldg

67,600

Total

110,600

Pembroke
Name: BRADY, RHONDA & SCOTT

Valuation Report

08/25/2014

Page 94

Map/Lot:

003-020-002

Account: 438 Card: 1 of 1

Location:

536 GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	95%		14,250
4.20	Acres-Rear Land 1 =<100	500.00	2,100	100%		2,100
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.20					Land Total	22,350

Dwelling Description

Replacement Cost New

Ranch	One Story	1,040 Sqft	Grade C 110	Base	69,034
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	1,041
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
1988	0	Old Type	Obsolete	Average	Typical	70,075
Functional	Obsolescence	Economic	Obsolescence	Phys. %	Func. %	Econ. %
Incomplete	None			82%	77%	100%
						44,245

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnd
1SFr Overhang	1988	80	C 110	2,603	Avq.	82%	100%	100%		2,134
2S Frame Garage	2001	896	C 100	16,804	Avq.	89%	100%	100%		14,956
Outbuilding Total										17,090

Acpt Land

22,400

Accepted Bldg

61,300 Total

83,700

Pembroke
Name: BRADY, SCOTT

Valuation Report

08/25/2014

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Map/Lot:

008-001

Account: 633 Card: 1 of 1

Location:

LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
15.00	Acres-Rear Land 1 =<100	500.00	7,500	100%		7,500
Total Acres 15.00				Land Total		7,500
Accpt Land		7,500	Accepted Bldg	0	Total	7,500

Neighborhood 2 Leighton Pt Rd

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
155 X 220	\$/FF -Deep Ocean	440.00	68,200	100%		68,200
2.95	Acres-Rear Land 1 =<100	500.00	1,475	100%		1,475
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
					Land Total	75,675

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	832 Sqft	Grade B 100	Base	91,201
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	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,142
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	Typical	Typical	Good	Typical	92,343
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	91%	100%	100%	84,032	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Shed	1995	128	C 100	2,916	Ava.	86%	100%	100%	2,508
Wood Deck	1997	596	B 100	4,285	Good	91%	100%	100%	3,899
Open Frame Porch	1997	260	B 100	3,689	Good	91%	100%	100%	3,357
Frame Garage	1999	840	B 100	15,644	Good	91%	90%	100%	12,812
Unfinished Attic	1999	840	B 100	3,860	Good	91%	100%	100%	3,513
Wood Deck	1999	60	B 100	623	Good	91%	100%	100%	567
Frame Shed	1999	144	D 100	2,580	Ava.	88%	100%	100%	2,270
Outbuilding Total									28,926

Acpt Land

75,700

Accepted Bldg

113,000

Total

188,700

Pembroke

Valuation Report

08/25/2014

Name: BROOKS, JOHN A

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CHALOULT, ALISA B

Map/Lot:

017-034

Account: 331 Card: 1 of 1

Location:

27 EAST RIVER RD

Neighborhood 16 East River Rd

Zoning/Use Residential 1
 Topography Rolling
 Utilities Dug WellSeptic System
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.90	Acres-Rear Land 1 =<100	500.00	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 1.90					Land Total	20,250

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Fawn M/H	1969	12X56	C 100	21,377	Poor	20%	100%	100%	4,275
Stable w/Loft	1900	320	E 100	4,200	Fair	30%	100%	100%	1,260
Outbuilding Total									5,535
Accpt Land		20,300	Accepted Bldg		5,500	Total		25,800	

Valuation Report

Account: 627 Card: 1 of 1
Map/Lot: Location:

Neighborhood 10 Route 1

Zoning/Use Rural
Topography Level
Utilities Dug WellSeptic System
Street Paved

Sale Data
Sale Date 09/01/1995
Sale Price 14,000
Sale Type Land Only
Financing Unknown
Verified Other Source
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	7,000.00	7,000	100%		7,000
9.25	Acres-Rear Land 1 =<100	500.00	4,625	100%		4,625
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
0.60	# -Lot Improvements	3,000.00	1,800	100%		1,800
Total Acres 10.25						Land Total 16,425

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	864 Sqft	Grade C 110	Base	87,730
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,514
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	1,247
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	Typical	Typical	Average	Typical	90,491
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		87%	100%	100%
						Value(Rcnld) 78,727

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1996	576	C 100	3,401	Avq.	87%	100%	100%	2,959
Frame Shed	2004	48	E 100	886	Poor	70%	100%	100%	620
Stable w/Loft	2004	480	C 100	10,735	Avq.	86%	100%	100%	9,232
Encl Frame Porch	2011	192	D 100	3,119	Avq.	87%	100%	100%	2,714
Outbuilding Total									15,525

Acpt Land	16,400	Accepted Bldg	94,300	Total	110,700
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Pembroke
Name: BROWN, CLAYTON M

Valuation Report

08/25/2014
Page 99
004-028
OX COVE RD

Account: 490 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 6 Ox Cove Rd

Zoning/Use Rural
Topography Rolling
Utilities None
Street Gravel

Sale Data	
Sale Date	09/30/2013
Sale Price	9,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
7.00	Acres-Rear Land 1 =<100	500.00	3,500	100%		3,500
Total Acres 8.00			Land Total			18,500
Accpt Land		18,500	Accepted Bldg		0	Total 18,500

Pembroke

Valuation Report

08/25/2014

Name: BROWN, DAVID A (LIFE ESTATE)

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BROWN, JEREMY D

Map/Lot:

011-013

Account: 742 Card: 1 of 1

Location:

LITTLE FALLS RD

Neighborhood 13 Little Falls Rd

Zoning/Use Rural
Topography Rolling
Utilities None
Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
11.00	Acres-Rear Land 1 =<100	500.00	5,500	100%		5,500
Total Acres 11.00				Land Total		5,500
Accpt Land		5,500	Accepted Bldg	0	Total	5,500

Pembroke

Valuation Report

08/25/2014

Name: BROWN, DAVID A (LIFE ESTATE)

Page 101

BROWN, JEREMY D

Map/Lot:

011-014

Account: 743 Card: 1 of 1

Location:

238 LITTLE FALLS RD

Neighborhood 13 Little Falls Rd

Zoning/Use Residential 1
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
18.00	Acres-Rear Land 1 =<100	500.00	9,000	100%		9,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 19.00						Land Total 30,000

Dwelling Description

Replacement Cost New

Conventional	Two Story	540 Sqft	Grade D 110	Base	58,776
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	1/2 Bmt	Basement	-1,550
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	75% Forced Warm	Cooling	0% None	Heat	-731
Rooms	8				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-584
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1885	0	Typical	Typical	Below Average	Typical	55,911
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		40%	100%	100%
						Value(Rcnld) 22,364

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Garage	1950	768	D 100	9,778	Fair	43%	100%	100%		4,205
Two Story Frame	1885	450	D 110	17,763	Avg-	40%	100%	100%		7,105
Outbuilding Total										11,310

Acpt Land

30,000

Accepted Bldg

33,700

Total

63,700

Pembroke

Valuation Report

08/25/2014

Name: BROWN, DAVID A (LIFE ESTATE)

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BROWN, JEREMY D

Map/Lot:

011-017

Account: 747 Card: 1 of 1

Location:

LITTLE FALLS RD

Neighborhood 13 Little Falls Rd

Zoning/Use Shore
 Topography Below Street
 Utilities None
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -River Front	77.00	15,400	100%		15,400
131 X 220	\$/FF -River Front	77.00	10,087	75%	Excess Frt	7,565
0.50	Acres-Rear Land 1 =<100	350.00	175	100%		175
Total Acres 2.17				Land Total		23,140
Acpt Land		23,100	Accepted Bldg	0	Total	23,100

Pembroke
Name: BROWN, HAROLD R

Valuation Report

08/25/2014
Page 103
010-021
AYERS JCT RD

Account: 719 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 11 Route 214

Zoning/Use Rural
Topography Rolling
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
8.20	Acres-Rear Land 1 =<100	500.00	4,100	100%		4,100
Total Acres 9.20				Land Total		19,100
Accpt Land		19,100	Accepted Bldg	0	Total	19,100

Pembroke

Valuation Report

08/25/2014

Name: BROWN, JAMES A

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DISSINGER, ROBERT D

Map/Lot:

014-068

Account: 109 Card: 1 of 1

Location:

141 OLD COUNTY RD

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
 Topography Level
 Utilities Drilled WellCesspool
 Street Semi-Improved

Sale Data
 Sale Date 09/05/2003
 Sale Price 45,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B1391P271

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.77	Acres-Homesite (Fract)	15,000.00	13,162	100%		13,162
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 0.77					Land Total	17,962

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Conventional	Two Story	702 Sqft	Grade C 100	Base	74,143
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-351
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,202
FirePlaces	1			Fireplace	2,500
Insulation	Minimal			Insulation	-842
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	1997	Typical	Typical	Good	Typical	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	70%	95%	100%	50,974	
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN	Cond	
1 & 3/4 Story Fr	1880	716	C 100	30,062	Good	21,043
Open Frame Porch	1880	75	C 100	1,022	Good	715
Encl Frame Porch	1880	175	C 100	3,562	Good	2,493
One Story Frame	1880	133	C 100	3,933	Good	2,753
Frame Garage	1880	264	E 50	1,408	Poor	141
Frame Shed	1880	207	E 50	1,011	Poor	101
Wood Deck	1995	225	C 100	1,435	Good	1,004
Unfin Basement	1880	716	D 100	6,861	Avq.	3,430
Outbuilding Total						31,680

Acpt Land

18,000

Accepted Bldg

82,700

Total

100,700

Pembroke
Name: BROWN, JAN MARIE

Valuation Report

08/25/2014

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Map/Lot:

013-017

Account: 838 Card: 1 of 1

Location:

185 MT TOM RD

Neighborhood 17 Mount Tom Rd

Sale Data

Sale Date 05/01/1995
Sale Price 0
Sale Type
Financing
Verified
Validity

Zoning/Use Residential 1
Topography Rolling
Utilities Dug WellSeptic System
Street Semi-Improved

Reference 1 B1594P113 05/95

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
10.00	Acres-Rear Land 1 =<100	500.00	5,000	100%		5,000
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 11.00 Land Total						24,800

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	672 Sqft	Grade C 110	Base	76,496
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,375
Attic	None			Attic	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	Above Average	Typical	77,871	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		81%	100%	100%	63,076

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1980	36	C 110	1,729	Avq+	81%	100%	100%	1,400
Encl Frame Porch	1980	80	C 110	2,422	Avq+	81%	100%	100%	1,962
Frame Garage	1980	144	D 100	3,388	Avq.	78%	100%	100%	2,643
Frame Garage	1991	832	C 110	13,996	Avq.	84%	100%	100%	11,757
Unfinished Attic	1991	832	C 100	3,147	Avq.	84%	100%	100%	2,643
Outbuilding Total									20,405

Acpt Land

24,800

Accepted Bldg

83,500

Total

108,300

Valuation Report

08/25/2014

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Map/Lot:

008-001-001

Account: 634 Card: 1 of 1

Location:

107 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 06/23/2010
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

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,000.00	25,000	100%		25,000
3.90	Acres-Rear Land 1 =<100	500.00	1,950	100%		1,950
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.90 Land Total						32,950

Dwelling Description

Replacement Cost New

Garrison	One Story	960 Sqft	Grade D 100	Base	49,005
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	480 Sqft, Grade C	Basement Gar	None	Fin Bsmt	4,224
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,025
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	Typical	Typical	Average	Typical	54,254
Functional Obsolescence						Value(Rcnd)
None		None		Phys. % 78%	Func. % 100%	42,318

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value Rcnd
2S Frame Garage	1980	768	D 100	12,249	Avq.	78%	100%	9,554
1SFr Overhang	1980	80	D 100	1,940	Avq.	78%	100%	1,513
Outbuilding Total								11,067

Acpt Land

33,000

Accepted Bldg

53,400

Total

86,400

Pembroke
Name: BROWN, JEREMY

Valuation Report

08/25/2014

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Map/Lot:

016-005

Account: 183 Card: 1 of 1

Location:

468 US RTE 1

Neighborhood 11 Route 214

Sale Data	
Sale Date	08/30/2006
Sale Price	42,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use	Residential 1
Topography	Level
Utilities	Dug WellSeptic System
Street	Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.60	Acres-Rear Land 1 =<100	500.00	300	100%	Excess Frt	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 1.60						Land Total 20,100

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	2007	1120	B 100	40,401	Avq.	93%	100%	100%	37,573
Finished Attic	2007	1120	B 100	20,121	Avq.	93%	50%	100%	9,356
Outbuilding Total									46,929
Accpt Land		20,100	Accepted Bldg		46,900	Total			67,000

Pembroke
Name: BROWN, JEREMY D

Valuation Report

08/25/2014

Page 108

Map/Lot:

014-071

Account: 68 Card: 1 of 1

Location:

26 HARDY POINT RD

Neighborhood 20 Factory Rd

Zoning/Use Residential 1
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 10/01/1997
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

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.40	Acres-Rear Land 1 =<100	500.00	200	100%		200
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.40						Land Total 21,200

Dwelling Description

Replacement Cost New

Conventional	One Story	672 Sqft	Grade D 110	Base	44,174
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 Full Bmt	Basement	-303
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-909
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,057
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-364
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1886	1963	Typical	Typical	Below Average	Typical	43,655
Functional Obsolescence	Economic Obsolescence			Phys. %	Func. %	Econ. %
None	None			40%	95%	100%
						Value(Rcnld) 16,589

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1886	216	D 110	7.834	Avg-	40%	100%	100%	3,134
One Story Frame	1886	216	D 110	5.761	Avg-	40%	100%	100%	2,304
Unfinished Attic	1886	216	D 110	1.673	Avg-	40%	100%	100%	669
Frame Shed	1963	80	E 50	557	Poor	42%	100%	100%	234
One Story Frame	1993	168	C 100	4.967	Avg.	85%	90%	100%	3,800
Frame Garage	2006	896	C 100	13.523	Avg.	92%	65%	100%	8,087
Unfinished Attic	2006	896	C 100	3.282	Avg.	92%	65%	100%	1,962
Outbuilding Total									20,190

Acpt Land

21,200

Accepted Bldg

36,800

Total

58,000

Pembroke
Name: BROWN, KEVIN

Valuation Report

08/25/2014

Page 109

Map/Lot:

014-044

Account: 38 Card: 1 of 1

Location:

49 HERSEY RD

Neighborhood 9 Centennial Rd

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -River Front	110.00	22,000	100%		22,000
165 X 220	\$/FF -River Front	110.00	18,150	75%	Excess Frt	13,613
0.50	Acres-Rear Land 1 =<100	500.00	250	100%		250
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.34						Land Total 41,863

Dwelling Description

Replacement Cost New

Conventional	Two Story	728 Sqft	Grade C 95	Base	71,806
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-6,982
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,766
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-622
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	Typical	Typical	Average	Typical	61,436
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		89%	100%	100%
						Value(Rcnld) 54,678

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2011	192	D 100	3,142	Avq.	95%	100%	100%	2,985
Encl Frame Porch	2011	160	C 95	3,178	Avq.	89%	90%	100%	2,545
Encl Frame Porch	2011	80	C 95	2,092	Avq.	89%	90%	100%	1,676
Open Frame Porch	2011	80	C 95	1,022	Avq.	89%	100%	100%	910
Outbuilding Total									8,116

Acpt Land

41,900

Accepted Bldg

62,800

Total

104,700

Pembroke
Name: BROWN, MAUREEN

Valuation Report

08/25/2014

Page 110

Map/Lot:

002-009

Account: 375 Card: 1 of 1

Location:

YOUNGS COVE RD

Neighborhood 6 Ox Cove Rd

Zoning/Use Shore
Topography Rolling
Utilities None
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	15%	Restrictio	9,900
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	15%	Restrictio	9,900
Total Acres 2.02			Land Total			19,800
Accpt Land		19,800	Accepted Bldg		0	Total
						19,800

Pembroke
Name: BROWN, MAUREEN

Valuation Report

08/25/2014

Page 111

Map/Lot:

002-015

Account: 383 Card: 1 of 1

Location:

YOUNGS COVE RD

Neighborhood 24 Youngs Cove Rd

Zoning/Use
Topography Rolling
Utilities None
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 5 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description									
Units	Method - Description		Price/Unit	Total	Fctr	Influence		Value	
200 X 220	\$/FF -Tidal Ocean		330.00	66,000	50%	Access		0	
200 X 220	\$/FF -Tidal Ocean		330.00	66,000	35%	Restrictio		11,550	
200 X 220	\$/FF -Tidal Ocean		330.00	66,000	15%	Excess Frt		0	
200 X 220	\$/FF -Tidal Ocean		3,000.00	6,000	35%	Restrictio		3,465	
1.00	Acres-Baselot (Fract)		7,000.00	7,000	100%			7,000	
1.00	Acres-Rear Land 1 =<100		500.00	500	100%			500	
5.80	Acres-Open Space		400.00	2,320	35%	Restrictio		812	
Total Acres 9.82					Land Total			23,327	
Outbuildings/Additions/Improvements					Percent Good				Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1900	256	D 100	3,893	Fair	30%	100%	100%	1,168
Outbuilding Total									1,168
Acpt Land		23,300	Accepted Bldg			1,200	Total		24,500

Pembroke
Name: BROWN, MAUREEN

Valuation Report

08/25/2014

Page 112

Map/Lot:

002-016

Account: 384 Card: 1 of 1

Location:

336 YOUNGS COVE RD

Neighborhood 24 Youngs Cove Rd

Zoning/Use Residential 1
Topography Rolling
Utilities Dug WellSeptic System
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	95%		14,250
15.80	Acres-Rear Land 1 =<100	500.00	7,900	100%		7,900
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 16.80 Land Total						26,950

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	576 Sqft	Grade C 100	Base	61,713
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement	-1,779
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-3,592
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	-518
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1835	0	Typical	Typical	Average	Typical	55,824	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		50%	100%	100%	27,912

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1950	96	C 100	2,430	Avq.	50%	100%	100%	1,215
One Story Frame	1950	224	C 100	6,623	Avq.	50%	100%	100%	3,312
Frame Garage	1987	576	C 100	9,527	Avq.	50%	100%	100%	4,764
Unfinished Attic	1987	576	C 100	2,610	Avq.	50%	100%	100%	1,305
Frame Shed	1900	196	C 100	3,889	Avq.	50%	100%	100%	1,944
Wood Deck	1999	96	C 100	713	Avq.	50%	100%	100%	356
Outbuilding Total									12,896

Acpt Land

27,000

Accepted Bldg

40,800

Total

67,800

Pembroke
Name: BROWN, MICHEAL & JULIE

Valuation Report

08/25/2014

Page 113

Map/Lot:

015-009-A

Account: 124 Card: 1 of 1

Location:

80 HERSEY RD

Neighborhood 9 Centennial Rd

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Reference 1 B1120P086

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
2.00	Acres-Rear Land 1 =<100	500.00	1,000	100%		1,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.00 Land Total						22,000

Dwelling Description

Replacement Cost New

Log Home	One & 1/2 Story	768 Sqft	Grade C 110	Base	78,644
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	85% Forced Warm	Cooling	0% None	Heat	-570
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
1982	0	Typical	Typical	Average	Typical	78,074
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		79%	100%	100%

Outbuildings/Additions/Improvements				Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Value Rcnld
Frame Shed	1982	90	D 100	1,946	Avq-	72%	1,401
Frame Shed	1982	72	E 50	529	Poor	55%	291
Outbuilding Total							1,692

Acpt Land

22,000

Accepted Bldg

63,400

Total

85,400

Pembroke

Valuation Report

08/25/2014

Name: BROWN, NATHAN

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CARR, JANUARY

Map/Lot:

016-027-001

Account: 390

Card: 1 of 1

Location:

551 US RT 1

Neighborhood 10 Route 1

Sale Data

Sale Date 08/09/2011

Sale Price 0

Sale Type Land Only

Financing Unknown

Verified Public Record

Validity Other Non Valid

Zoning/Use Rural
 Topography Rolling
 Utilities None
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
1.83	Acres-Rear Land 1 =<100	500.00	915	100%		915
Total Acres 2.83						Land Total 15,915

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
14Mobile Home	1975	14X66	D 100	24.181	Avg.	40%	100% 100%	9,672
Wood Deck	2011	372	C 100	2,258	Avg.	95%	100% 100%	2,145
Outbuilding Total								11,817

Acpt Land

15,900

Accepted Bldg

11,800

Total

27,700

Pembroke

Valuation Report

08/25/2014

Name: BROWN, NICKI

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BROWN, JEFFREY

Map/Lot:

012-018

Account: 804 Card: 1 of 1

Location:

AYERS JCT RD

Neighborhood 11 Route 214

Sale Data

Sale Date	09/19/2006
Sale Price	8,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use	Residential 1
Topography	Rolling
Utilities	Dug Well
Street	Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	50%		7,500
9.00	Acres-Rear Land 1 =<100	500.00	4,500	100%		4,500
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 10.00					Land Total	13,800

Acpt Land

13,800

Accepted Bldg0 **Total**

13,800

Pembroke
Name: BROWN, RICKY R

Valuation Report

08/25/2014

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Map/Lot:

005-002-004

Account: 1094 Card: 1 of 1

Location:

156 YOUNGS COVE RD

Neighborhood 5 Middle Cross Rd

Zoning/Use Residential 1
Topography Low
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 11/24/2008
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

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.50	Acres-Homesite (Fract)	15,000.00	10,607	100%		10,607
4.10	Acres-Rear Land 1 =<100	500.00	2,050	100%		2,050
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.60						Land Total 33,657

Dwelling Description

Replacement Cost New

Ranch	One Story	1,520 Sqft	Grade C 100	Base	76,702
Exterior	Single Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Crawl	Basement	-4,440
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-3,040
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	1,520	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	Typical	Typical	Average	Typical	69,222
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		90%	100%	100%
Value(Rcnd)						62,300
Accpt Land		33,700	Accepted Bldg		62,300	Total
						96,000

Pembroke
Name: BROWN, STEVEN R & MICHELE L

Valuation Report

08/25/2014

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Map/Lot:

007-022

Location:

US RTE 1

Account: 624 Card: 1 of 1

Neighborhood 10 Route 1

Zoning/Use Rural
Topography Rolling
Utilities None
Street Paved

Sale Data	
Sale Date	11/13/2013
Sale Price	12,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
5.90	Acres-Rear Land 1 =<100	500.00	2,950	100%		2,950
Total Acres 6.90				Land Total		17,950
Accpt Land		18,000	Accepted Bldg	0	Total	18,000

Pembroke
Name: BROWN, STEVEN RICHARD

Valuation Report

08/25/2014
Page 118
007-023
116 US RTE 1

Account: 625 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 10 Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B1285P177
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
5.90	Acres-Rear Land 1 =<100	500.00	2,950	100%		2,950
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 6.90						Land Total 23,950

Dwelling Description

Replacement Cost New

Ranch	One Story	1,280 Sqft	Grade C 100	Base	71,749
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	1,165
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1985	0	Typical	Typical	Average	Typical	72,914		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		
None		None		80%	100%	100%		
Value(Rcnld)						58,331		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy		
One Story Frame	1996	480	C 100	14,193	Avq.	87%		
Frame Shed	1985	80	E 100	1,114	Poor	57%		
Frame Shed	1985	48	E 100	886	Poor	57%		
Open Frame Porch	1999	144	E 100	885	Avq.	88%		
2S Frame Garage	1998	1120	C 100	20,072	Avq.	88%		
Frame Shed	2002	528	D 100	7,084	Avq.	90%		
Frame Shed	2002	168	E 100	1,744	Poor	69%		
Outbuilding Total						38,338		
Acpt Land		24,000	Accepted Bldg		96,700	Total 120,700		

Pembroke
Name: BROWN, TERRI L

Valuation Report

08/25/2014

Page 119

Map/Lot:

003-006

Account: 418 Card: 1 of 1

Location:

677 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Sale Data	
Sale Date	08/17/2007
Sale Price	10,000
Sale Type	Land & Buildings
Financing	Conventional
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

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
1.75	Acres-Rear Land 1 =<100	500.00	875	100%		875
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 2.75 Land Total						20,675

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
14Mobile Home	1992	14X76	B 100	36.143	Avq.	43%	100%	100%	15,451
Concrete Slab...	1992	1064	B 100	1.817	Avq.	84%	100%	100%	1,526
Frame Garage	1992	576	B 100	11.623	Avq.	84%	100%	100%	9,763
Outbuilding Total									26,740
Accpt Land		20,700	Accepted Bldg		26,700	Total			47,400

Pembroke
Name: BROWN, TERRI L

Valuation Report

08/25/2014

Page 120

Map/Lot:

003-016

Account: 429 Card: 1 of 1

Location:

750 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Deep Ocean	440.00	88,000	100%		88,000
200 X 220	\$/FF -Deep Ocean	440.00	88,000	75%	Excess Frt	66,000
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	50%	Excess Frt	33,000
900 X 220	\$/FF -Tidal Ocean	330.00	297,000	15%	Excess Frt	44,550
16.40	Acres-Rear Land 1 =<100	500.00	8,200	100%		8,200
2.00	# -Lot Improvements	3,000.00	6,000	80%		4,800
Total Acres 23.98						Land Total 244,550

Dwelling Description

Replacement Cost New

Conventional	One Story	780 Sqft	Grade D 100	Base	43,475
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	-6,293
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-2,739
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,050
Insulation	None			Insulation	-640
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Dwelling Condition								
Built	Renovated	Kitchens	Baths	Condition		Layout	Total	
1964	1985	Obsolete	Obsolete	Below Average		Inadeq.	35,853	
Functional Obsolescence			Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete			None		61%	48%	100%	10,498

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1985	160	D 100	878	Avq-	61%	100%	100%	536
Wood Deck	1964	264	E 100	826	Poor	43%	100%	100%	355
Frame Shed	1961	153	D 100	2,685	Fair	51%	100%	100%	1,369
Unfin Basement	2008								7,500
----- S O U N D V A L U E -----									
Outbuilding Total									9,760

Acpt Land	244,600	Accepted Bldg	20,300	Total	264,900
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Pembroke
Name: BROWN, TERRI L

Valuation Report

08/25/2014
Page 121
003-006-003
CLARKSIDE RD

Account: 1119 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 2 Leighton Pt Rd

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

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
13.50	Acres-Rear Land 1 =<100	500.00	6,750	100%		6,750
Total Acres 14.50			Land Total			21,750
Accpt Land		21,800	Accepted Bldg		0	Total
						21,800

Valuation Report

08/25/2014

Page 122

Map/Lot:

008-011-1

Account: 1084 Card: 1 of 1

Location:

329 US RTE 1

Neighborhood 10 Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 08/01/2001
Sale Price 2,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 LIFE ESTATE
Reference 2 COLLEEN SMITH, CHERL CURTIS,JAN BROWN
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	50%		7,500
1.40	Acres-Rear Land 1 =<100	500.00	700	100%		700
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.40					Land Total	14,200

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Conventional	One Story	1,152 Sqft	Grade B 100	Base	81,684
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,357
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	1,525
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,054
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	Typical	Typical	Good	Typical	72,906
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	67,074

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2002	100	B 100	896	Good	92%	100%	100%	824
Frame Garage	2002	864	B 100	16,010	Good	92%	100%	100%	14,729
Concrete Slab...	2002	1152	C 100	1,613	Avq.	90%	100%	100%	1,452
Outbuilding Total									17,005

Acpt Land

14,200

Accepted Bldg

84,100

Total

98,300

Pembroke
Name: BULMER, NANCY

Valuation Report

08/25/2014
Page 123
008-016-A
305 US RTE 1

Account: 1082 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 10 Route 1

Zoning/Use Commercial
Topography Rolling
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 Land Schedule 1

Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	1974								4,000
----- S O U N D V A L U E -----									
Outbuilding Total									4,000
Accpt Land			0	Accepted Bldg			4,000	Total	4,000

Pembroke
Name: BURDICK, KYLE L

Valuation Report

08/25/2014

Page 124

Map/Lot:

002-036

Account: 404 Card: 1 of 1

Location:

495 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd
Tree Growth 2011
Zoning/Use Residential 1
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 04/19/2010
Sale Price 122,000
Sale Type Land & Buildings
Financing Conventional
Verified Buyer
Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 2011 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,000.00	25,000	100%		25,000
15.00	Acres-Rear Land 1 =<100	500.00	7,500	100%		7,500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
19.00	Acres-Softwood	122.00	2,318	100%		2,318
1.00	Acres-Waste-Wet Land	50.00	50	100%		50
0.00	Acres-Rear Land 1 =<100	3,000.00	6,000	100%		0
Total Acres 36.00						Land Total 40,868

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	720 Sqft	Grade C 100	Base	72,095
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	-2,024
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	Floor & Stairs			Attic	1,220
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Typical	Typical	Good	Typical	71,291
Functional Obsolescence						Value(Rcnld)
None		None		70%	100%	49,904

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2013	144	E 100	1.574	Avq.	95%	100%	100%	1,495
Outbuilding Total									1,495

Acpt Land

40,900

Accepted Bldg

51,400

Total

92,300

Pembroke
Name: BUROW, ROMANTHA

Valuation Report

08/25/2014

Page 125

Map/Lot:

006-028-001

Location:

HERSEY RD

Account: 598 Card: 1 of 1

Neighborhood 9 Centennial Rd

Zoning/Use Shore
Topography Above Street
Utilities None
Street Gravel

Sale Data	
Sale Date	10/01/1991
Sale Price	35,000
Sale Type	Land Only
Financing	Unknown
Verified	Other Source
Validity	Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	15%	Access	9,900
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	15%	Access	9,900
654 X 220	\$/FF -Tidal Ocean	330.00	215,820	15%	Access	32,373
15.70	Acres-Rear Land 1 =<100	500.00	7,850	100%		7,850
Total Acres 22.03					Land Total	126,023

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1994	196	E 100	1.945	Poor	63%	100%	100%	1,225
Outbuilding Total									1,225
Acpt Land		126,000	Accepted Bldg		1,200	Total		127,200	

Pembroke
Name: BUROW, ROMANTHA D

Valuation Report

08/25/2014

Page 126

Map/Lot:

006-028

Account: 573 Card: 1 of 1

Location:

207 HERSEY RD

Neighborhood 9 Centennial Rd

Zoning/Use Residential 1
Topography Above Street
Utilities Dug WellSeptic System
Street Gravel

Sale Data

Sale Date 08/01/1999
Sale Price 30,162
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
2.70	Acres-Rear Land 1 =<100	500.00	1,350	100%		1,350
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 3.70						Land Total 21,150

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	800 Sqft	Grade D 110	Base	68,868
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-361
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	1			Fireplace	2,255
Insulation	Minimal			Insulation	-758
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1835	1935	Typical	Typical	Below Average	Typical	70,004
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		40%	95%	100%
						Value(Rcnld) 26,602

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Storv Fr	1910	270	D 110	9,792	Avq-	40%	100%	100%	3,917
Encl Frame Porch	1910	180	D 110	3,277	Avq-	40%	100%	100%	1,311
Stable w/Loft	1835	858	D 100	13,325	Fair	30%	100%	100%	3,998
Open Frame Porch	2007	96	D 110	1,126	Avq-	40%	100%	100%	450
Outbuilding Total									9,676

Acpt Land

21,200

Accepted Bldg

36,300 **Total**

57,500

Pembroke
Name: CABANA, STEVEN M

Valuation Report

08/25/2014
Page 127
012-014-004
RT 214

Account: 1047 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 11 Route 214

Zoning/Use Rural
Topography Rolling
Utilities All PublicNone
Street Gravel

Reference 1 B2187P128

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 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)	7,000.00	7,000	40%	Access	2,800
2.50	Acres-Rear Land 1 =<100	500.00	1,250	100%		1,250
Total Acres 3.50				Land Total		4,050
Accpt Land		4,100	Accepted Bldg	0	Total	4,100

Pembroke
Name: CADEN, JUDITH

Valuation Report

08/25/2014

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Map/Lot:

001-016-001

Account: 229 Card: 1 of 2

Location:

789 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

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

Reference 1
Reference 2 OPEN SPACE
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,000.00	25,000	100%		25,000
0.50	Acres-Rear Land 1 =<100	500.00	250	100%		250
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.50 Land Total						31,250

Dwelling Description

Replacement Cost New

Log Home	One Story	760 Sqft	Grade C 100	Base	52,270
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	-1,520
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	5,790
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-760
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition		Layout	Total
2000	2007	Typical	Typical	Above Average		Typical	55,780
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		90%	100%	100%	50,202

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2000	216	C 100	1,385	Avq.	89%	100%	100%	1,233
Wood Deck	2007	160	C 100	1,071	Avq.	93%	100%	100%	996
Frame Garage	2009	480	B 100	10,160	Avq.	94%	100%	100%	9,550
Outbuilding Total									11,779

Acpt Land

31,300

Accepted Bldg

62,000

Total

93,300

Pembroke
Name: CADEN, JUDITH

Valuation Report

08/25/2014

Page 129

Map/Lot:

001-016-001

Account: 229 Card: 2 of 2

Location:

789 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

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

Reference 1

Reference 2 OPEN SPACE

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	50%	Restrictio	33,000	
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	75%	Excess Frt	0	
200 X 220	\$/FF -Tidal Ocean	3,000.00	6,000	50%	Restrictio	24,750	
150 X 220	\$/FF -Tidal Ocean	330.00	49,500	50%	Excess Frt	0	
150 X 220	\$/FF -Tidal Ocean	500.00	7,850	50%	Restrictio	12,375	
30.20	Acres-Rear Land 1 =<100	500.00	15,100	50%	Restrictio	7,550	
Total Acres 32.98			Land Total			77,675	
Acpt Land		77,700	Accepted Bldg		0	Total	77,700

Pembroke
Name: CADEN, JUDITH

Valuation Report

08/25/2014

Page 130

Map/Lot:

001-016-001

Account: 229

Location:

789 LEIGHTON PT RD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	31,300	62,000	93,300	31,300	62,000	93,300
2	77,700	0	77,700	77,700	0	77,700
TOTAL	109,000	62,000	171,000	109,000	62,000	171,000

Pembroke
Name: CADIEUX, ARTHUR

Valuation Report

08/25/2014

Page 131

Map/Lot:

005-012

Account: 509 Card: 1 of 1

Location:

275 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 10/23/2007
Sale Price 65,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,000.00	25,000	100%		25,000
1.00	Acres-Rear Land 1 =<100	500.00	500	100%		500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.00 Land Total						31,500

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	690 Sqft	Grade C 105	Base	74,024
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	-362
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	1		
Baths	1	Half Baths	1	Plumbing	1,969
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,625
Insulation	None			Insulation	-1,268
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	Typical	Typical	Average	Typical	76,988
Functional Obsolescence						Value(Rcnd)
None		None		Phys. % 50%	100%	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1 & 1/2 Story Fr	1850	252	C 105	10,639	Avq.	50%	100%	100%	5,320
Open Frame Porch	1850	90	C 105	1,243	Avq.	50%	100%	100%	622
Wood Deck	1980	198	C 105	1,348	Avq.	50%	100%	100%	674
One Story Frame	1850	120	C 105	3,725	Avq.	50%	100%	100%	1,862
Frame Shed	1850	390	D 100	5,466	Avq.	40%	90%	100%	1,967
Frame Garage	1980	308	C 105	6,489	Avq.	50%	100%	100%	3,244

Outbuilding Total 13,689

Acpt Land

31,500

Accepted Bldg

52,200

Total

83,700

Pembroke
Name: CADO ENTERPRISES, INC

Valuation Report

08/25/2014

Page 132

Map/Lot:

016-029

Account: 951 Card: 1 of 1

Location:

529 US RTE 1

Neighborhood 10 Route 1

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

Sale Data	
Sale Date	08/01/1998
Sale Price	100,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1

Reference 2 SWITCH TO CMML

Tran/Land/Bldg 3 2 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Commercial Lot	28,000.00	56,000	100%		56,000
6.00	Acres-Rear Land 1 =<100	500.00	3,000	100%		3,000
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 8.00						Land Total 68,600

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
Commercial.....	1998			----	S O U N D	V A L U E	----	102,500
Outbuilding Total								102,500
Accpt Land		68,600	Accepted Bldg		102,500	Total		171,100

Pembroke

Valuation Report

08/25/2014

Name: CALDER, AMELIA ANNE

Page 133

PERISON, THOMAS CARL

Map/Lot:

002-039

Account: 408

Card: 1 of 1

Location:

LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Sale Data

Sale Date	06/22/2010
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Related Parties

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	75%	Excess Frt	49,500
085 X 220	\$/FF -Tidal Ocean	330.00	28,050	50%	Excess Frt	14,025
1.50	Acres-Rear Land 1 =<100	500.00	750	100%		750
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 3.95			Land Total			135,075

Acpt Land

135,100

Accepted Bldg0 **Total**

135,100

Pembroke
Name: CALDER, C PATRICIA

Valuation Report

08/25/2014

Page 134

Map/Lot:

010-005

Account: 702 Card: 1 of 1

Location:

COUNTY RD

Neighborhood 14 County Rd

Zoning/Use Rural
Topography Rolling
Utilities None
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
25.00	Acres-Rear Land 1 =<100	500.00	12,500	100%		12,500
Total Acres 25.00				Land Total		12,500
Accpt Land		12,500	Accepted Bldg	0	Total	12,500

Pembroke
Name: CALDER, HOWARD

Valuation Report

08/25/2014

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Map/Lot:

008-034

Account: 669 Card: 1 of 1

Location:

4 COOK DR

Neighborhood 11 Route 214

Zoning/Use Residential 1
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data	
Sale Date	07/05/2005
Sale Price	17,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
1.00	Acres-Rear Land 1 =<100	500.00	500	100%		500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.00						Land Total 21,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1991	560	C 100	9,327	Avg.	84%	100%	100%	7,835
Outbuilding Total									7,835
Acpt Land		21,500	Accepted Bldg		7,800	Total			29,300

Pembroke

Valuation Report

08/25/2014

Name: CALDWELL, WAYNE

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RODGERS, SANDRA

Map/Lot:

015-042

Account: 150 Card: 1 of 1

Location:

60 FRONT ST

Neighborhood 23 Mill Street

Sale Data

Sale Date 05/01/2000
 Sale Price 25,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
140 X 070	\$/FF -River Front	110.00	8,687	100%		8,687
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 0.22						Land Total 11,687

Dwelling Description**Replacement Cost New**

Conventional	One & 3/4 Story	468 Sqft	Grade C 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	Brick &/or Stone	Basement	None	Basement		-4,906
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	3					
Bedrooms	1	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	None			Insulation		-819
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1992	Typical	Typical	Good	Inadeq.	52,965
Functional Obsolescence				Phys. %	Func. %	Econ. %
None		None		70%	95%	100%
						Value(Rcnld)
						35,222

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1890	120	C 100	1,509	Good	70%	100%	100%	1,056
Two Story Frame	1890	50	C 100	2,188	Good	70%	100%	100%	1,532
Wood Deck	1992	288	C 100	1,788	Good	70%	100%	100%	1,252
Frame Garage	2001	400	C 110	8,061	Ava.	89%	100%	100%	7,174
Outbuilding Total									11,014

Acct Land

11,700

Accepted Bldg

46,200

Total

57,900

Neighborhood 17 Mount Tom Rd

Zoning/Use Shore
Topography Rolling
Utilities None
Street Gravel

Sale Data
Sale Date 09/01/1992
Sale Price 21,000
Sale Type Land & Buildings
Financing Unknown
Verified Other Source
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
125 X 220	\$/FF -River Front	77.00	9,625	100%		9,625
2.87	Acres-Rear Land 1 =<100	350.00	1,005	100%		1,005
Total Acres 3.50						Land Total 10,630

Dwelling Description

Replacement Cost New

Ranch	One Story	475 Sqft	Grade D 100	Base		34,107
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		-4,730
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	0% Not Heated	Cooling	0% None	Heat		-1,988
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	0	Half Baths	0	Plumbing		-1,537
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-234
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Old Type	None	Below Average	Typical	25,618
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		No Electricity..		58%	86%	90%
						11,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1960	150	D 100	1,504	Avq-	58%	100%	90%	785
Outbuilding Total									785

Acpt Land

10,600

Accepted Bldg

12,300

Total

22,900

Pembroke
Name: CANTWELL, JUDITH E

Valuation Report

08/25/2014

Page 138

Map/Lot:

015-001

Account: 112 Card: 1 of 1

Location:

GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Acres-Homesite (Fract)	15,000.00	14,230	100%		14,230
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.90			Land Total			20,230
Accpt Land		20,200	Accepted Bldg		0	Total
						20,200

Pembroke
Name: CANTWELL, PAULINE

Valuation Report

08/25/2014

Page 139

Map/Lot:

016-018

Account: 197 Card: 1 of 1

Location:

490 US RTE 1

Neighborhood 10 Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities NoneSeptic System
Street Paved

Sale Data
Sale Date 08/01/1995
Sale Price 0
Sale Type Land & Buildings
Financing
Verified
Validity Related Parties

Reference 1 B2017P222 (LIFE ESTATE)

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
3.70	Acres-Rear Land 1 =<100	500.00	1,850	100%		1,850
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 4.70						Land Total 19,850

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,008 Sqft	Grade C 110	Base	71,101
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal	SFLA	1,008	Insulation	-665
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	Typical	Typical	Average	Typical	70,436
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		76%	100%	100%
						Value(Rcnld)
						53,531

Acpt Land

19,900

Accepted Bldg

53,500

Total

73,400

Pembroke
Name: CANTWELL, WALTON

Valuation Report

08/25/2014
Page 140
016-018-A
494 US RTE 1

Account: 198 Card: 1 of 2 Map/Lot:
Location:

Neighborhood 10 Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 Land Schedule 1

				Land Description						
Units	Method - Description			Price/Unit	Total	Fctr	Influence		Value	
1.00	Acres-Homesite (Fract)			15,000.00	15,000	100%			15,000	
3.60	Acres-Rear Land 1 =<100			500.00	1,800	100%			1,800	
2.00	#	-Lot Improvements		3,000.00	6,000	100%			6,000	
Total Acres 4.60						Land Total		22,800		
Outbuildings/Additions/Improvements						Percent Good				Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
26Mobile Home..	1993	26X40	B 100	63,706	Ava.	46%	100%	100%	28,986	
Frame Shed	1969	252	D 100	3,846	Fair	56%	100%	100%	2,154	
Unfinished Attic	1969	252	E 100	965	Poor	46%	100%	100%	444	
Frame Shed	1969	120	E 100	1,400	Poor	46%	90%	100%	580	
Frame Shed	1969	84	E 100	1,142	Poor	46%	75%	100%	394	
Stable w/Loft	1989	680	C 100	13,653	Ava.	83%	90%	100%	10,199	
						Outbuilding Total			42,757	
Acpt Land		22,800		Accepted Bldg		42,800		Total	65,600	

Pembroke
Name: CANTWELL, WALTON

Valuation Report

08/25/2014

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Map/Lot:

016-018-A

Account: 198 Card: 2 of 2

Location:

RT 1

Neighborhood 10 Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1950	528	E 100	4,320	Fair	43%	100%	100%	1,858
Frame Shed	1980	96	E 100	1,229	Poor	54%	75%	100%	498
Frame Shed	1980	64	E 100	1,000	Fair	64%	100%	100%	640
2S Frame Garage	1995	1008	C 100	18,438	Avg.	86%	90%	100%	14,271
Outbuilding Total									18,342
Acpt Land			0	Accepted Bldg			18,300	Total	18,300

Pembroke
Name: CANTWELL, WALTON

Valuation Report

08/25/2014

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Map/Lot:

016-018-A

Account: 198

Location:

RT 1

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	22,800	42,800	65,600	22,800	42,800	65,600
2	0	18,300	18,300	0	18,300	18,300
TOTAL	22,800	61,100	83,900	22,800	61,100	83,900

Pembroke
Name: CARLISLE, DALE

Valuation Report

08/25/2014
Page 143
012-010
AYERS JCT RD

Account: 797 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 10 Route 1

Zoning/Use Rural
Topography Rolling
Utilities None
Street None

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 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 3 = 201+	245.00	12,250	100%		12,250
Total Acres 50.00				Land Total		12,250
Accpt Land		12,300	Accepted Bldg	0	Total	12,300

Pembroke
Name: CARLSON, JEAN A

Valuation Report

08/25/2014

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Map/Lot:

014-100

Account: 100 Card: 1 of 1

Location:

8 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

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

Sale Data
Sale Date 03/01/1989
Sale Price 43,000
Sale Type Land & Buildings
Financing Unknown
Verified
Validity Arms Length Sale

Reference 1 B1568P058

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
150 X 220	\$/FF -Miscellaneous	110.00	16,500	100%		16,500
0.14	Acres-Rear Land 1 =<100	500.00	70	100%		70
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.90						Land Total 22,570

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	616 Sqft	Grade C 100	Base	63,235
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-308
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	1,250
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	1989	Typical	Typical	Average	Typical	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	50%	100%	100%	32,088	
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN	Cond	
1 & 3/4 Story Fr	1940	330	C 100	13,856	Avq.	6,928
Encl Frame Porch	1940	15	C 100	1,271	Avq.	636
Encl Frame Porch	1940	15	C 100	1,271	Avq.	636
Frame Shed	1940	260	C 100	4,805	Avq.	2,162
Unfinished Attic	1940	260	C 100	1,946	Avq.	973
Wood Deck	1940	64	C 100	533	Avq.	266
Outbuilding Total						11,601
Acpt Land		22,600	Accepted Bldg		43,700	Total 66,300

Pembroke

Valuation Report

08/25/2014

Name: CAROTHERS, STEVEN M

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ROBERTS, GAIL J

Map/Lot:

013-015

Account: 836 Card: 1 of 1

Location:

244 MT TOM RD

Neighborhood 17 Mount Tom Rd
 Tree Growth 2006
 Zoning/Use Residential 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 08/30/2006
 Sale Price 235,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 2012 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
11.10	Acres-Rear Land 1 =<100	500.00	5,550	100%		5,550
11.00	Acres-Softwood	122.00	1,342	100%		1,342
41.00	Acres-Mixed Wood	126.00	5,166	100%		5,166
15.00	Acres-Waste-Wet Land	50.00	750	100%		750
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 79.10						Land Total 33,808

Dwelling Description

Replacement Cost New

Ranch	One Story	1,782 Sqft	Grade B 100	Base	110,476
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	1,978
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,288
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,631
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	Typical	Typical	Average	Typical	116,373
Functional Obsolescence						Value(Rcnld)
None		None		88%	100%	102,408

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1	216	E 100	2.089	Fair	30%	100%	100%	627
Stable w/Loft	1	864	D 100	13.397	Avq.	50%	100%	100%	6,698
Frame Garage	1996	936	C 100	14.022	Avq.	87%	100%	100%	12,199
Unfinished Attic	1996	936	D 100	2.759	Avq.	87%	100%	100%	2,400
Frame Shed	1997	468	E 100	3.891	Fair	75%	90%	100%	2,626
Open Frame Porch	1998	110	B 100	1.708	Avq.	88%	100%	100%	1,503
Encl Frame Porch	1998	60	B 100	2.337	Avq.	88%	100%	100%	2,057
Frame Shed	1999	96	E 100	1.229	Avq.	88%	100%	100%	1,082
Wood Deck	1999	300	C 100	1.855	Avq.	88%	100%	100%	1,632
Frame Shed	2001	504	E 100	4.148	Avq.	89%	50%	100%	1,846
Outbuilding Total									32,670

Acpt Land

33,800

Accepted Bldg

135,100

Total

168,900

Pembroke

Valuation Report

08/25/2014

Name: CAROTHERS, STEVEN M

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ROBERTS, GAIL J

Map/Lot:

013-016

Account: 837 Card: 1 of 1

Location:

MT TOM RD

Neighborhood 17 Mount Tom Rd

Sale Data

Sale Date	08/30/2005
Sale Price	97,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Other Source
Validity	Partial Interest

Zoning/Use	Shore
Topography	Swampy
Utilities	None
Street	Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
14.00	Acres-Rear Land 1 =<100	350.00	4,900	100%		4,900
Total Acres 14.00				Land Total		4,900
Accpt Land		4,900	Accepted Bldg	0	Total	4,900

Pembroke
Name: CARTER, ALICE YVONNE

Valuation Report

08/25/2014

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Map/Lot:

015-048

Account: 153 Card: 1 of 2

Location:

19 ELM LN

Neighborhood 12 Old Route 1

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 1 19 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -River Front	110.00	22,000	100%		22,000
200 X 220	\$/FF -River Front	110.00	22,000	75%	Excess Frt	16,500
200 X 220	\$/FF -River Front	110.00	22,000	50%	Excess Frt	11,000
900 X 220	\$/FF -River Front	110.00	99,000	15%	Excess Frt	14,850
300 X 220	\$/FF -River Front	110.00	33,000	15%	Excess Frt	4,950
49.00	Acres-Rear Land 1 =<100	500.00	24,500	100%		24,500
Total Acres 58.10						93,800

Land Total

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	744 Sqft	Grade C 100	Base	70,272
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% Hot Water BB	Cooling	0% None	Heat	-1,166
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	-670
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Typical	Typical	Average	Typical	68,436
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		66%	100%	100%
						45,168

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1960	176	C 100	5.204	Avq.	66%	100%	100%	3,435
Unfin Basement	1960	176	C 100	4.899	Avq.	66%	100%	100%	3,233
Unfinished Attic	1960	176	C 100	1.770	Avq.	66%	100%	100%	1,168
Frame Garage	1960	504	D 100	7.074	Fair	50%	100%	100%	3,537
Frame Garage	1960	437	D 100	6.388	Fair	50%	100%	100%	3,194

Outbuilding Total 14,567

Acpt Land

93,800

Accepted Bldg

59,700

Total

153,500

Pembroke
Name: CARTER, ALICE YVONNE

Valuation Report

08/25/2014

Page 148

Map/Lot:

015-048

Account: 153 Card: 2 of 2

Location:

OLD RT 1

Neighborhood 12 Old Route 1

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

			Land Description					
Units	Method - Description		Price/Unit	Total	Fctr	Influence	Value	
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		0.00				Land Total	4,800	
Accpt Land			4,800	Accepted Bldg		0	Total	4,800

Pembroke
Name: CARTER, ALICE YVONNE

Valuation Report

08/25/2014

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Map/Lot:

015-048

Account: 153

Location:

OLD RT 1

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	93,800	59,700	153,500	93,800	59,700	153,500
2	4,800	0	4,800	4,800	0	4,800
TOTAL	98,600	59,700	158,300	98,600	59,700	158,300

Pembroke
Name: CARTER, ALICE YVONNE

Valuation Report

08/25/2014

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Map/Lot:

015-049

Account: 154 Card: 1 of 1

Location:

15 ELM LN

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities Dug WellSeptic System
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.37	Acres-Homesite (Fract)	15,000.00	9,124	100%		9,124
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 13,924

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	616 Sqft	Grade D 100	Base	52,275
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	50% Forced Warm	Cooling	0% None	Heat	-1,137
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	-758
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	Obsolete	Old Type	Below Average	Typical	50,380
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		40%	86%	100%
						Value(Rcnd)
						17,331

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
One Story Frame	1850	288	D 100	6.983	Avq-	40%	100%	100%	2,793
Frame Shed	1850	288	D 100	4.269	Avq-	40%	100%	100%	1,708
Stable w/Loft	1850	567	D 100	9.845	Fair	30%	100%	100%	2,954
Frame Shed	1850	260	E 100	2.402	Poor	20%	100%	100%	480
Frame Garage	1850	352	D 100	5.519	Fair	30%	100%	100%	1,656
Outbuilding Total									9,591

Acpt Land

13,900

Accepted Bldg

26,900

Total

40,800

Pembroke

Valuation Report

08/25/2014

Name: CARTER, RANDY

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FORTIER, SHARON

Map/Lot:

012-009

Account: 796 Card: 1 of 1

Location:

AYERS JCT RD

Neighborhood 11 Route 214

Zoning/Use Rural
 Topography Rolling
 Utilities None
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 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 1 =<100	500.00	25,000	100%		25,000
50.00	Acres-Rear Land 2 = 101-200	350.00	17,500	100%		17,500
47.00	Acres-Rear Land 3 = 201+	245.00	11,515	100%		11,515
Total Acres 147.00			Land Total			54,015
Acpt Land		54,000	Accepted Bldg	0	Total	54,000

Pembroke

Valuation Report

08/25/2014

Name: CARTER, RANDY

Page 152

FORTIRE, SHARON

Map/Lot:

013-050

Account: 876 Card: 1 of 1

Location:

RIDGE RD

Neighborhood 18 Robbinston Ridge

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.29	Acres-Rear Land 3 = 201+	245.00	316	100%		316
Total Acres 1.29				Land Total		316
Accpt Land		300	Accepted Bldg		0	Total
						300

Pembroke

Valuation Report

08/25/2014

Name: CARTER, RANDY

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FORTIER, SHARON

Map/Lot:

013-051

Account: 877 Card: 1 of 1

Location:

RIDGE RD

Neighborhood 18 Robbinston Ridge

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 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 1 =<100	500.00	25,000	100%		25,000
50.00	Acres-Rear Land 2 = 101-200	350.00	17,500	100%		17,500
52.00	Acres-Rear Land 3 = 201+	245.00	12,740	100%		12,740
46.00	Acres-Waste-Wet Land	50.00	2,300	100%		2,300
Total Acres 198.00			Land Total			57,540
Acpt Land		57,500	Accepted Bldg	0	Total	57,500

Pembroke

Valuation Report

08/25/2014

Name: CARVER, GLEN

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CARVER, BOBBIE JO

Map/Lot:

014-040-002

Account: 1001 Card: 1 of 1

Location:

17 RICON LN

Neighborhood 9 Centennial Rd

Sale Data

Sale Date 11/01/1996

Sale Price 0

Sale Type Buildings Only

Financing

Verified

Validity Related Parties

Zoning/Use Shore
 Topography Below Street
 Utilities Septic System
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
5.00	Acres-Rear Land 1 =<100	500.00	2,500	100%		2,500
Total Acres 6.00					Land Total	20,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
Newport	M/H	1978	14X48	D 100	18,916	Avg-	35% 100% 100%	6,621
Outbuilding Total								6,621
Acpt Land		20,500		Accepted Bldg		6,600 Total		27,100

Pembroke
Name: CARVER, GLENN D & BOBBIE JO

Valuation Report

08/25/2014

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Map/Lot:

014-040-001

Location:

HERSEY RD

Account: 1128 Card: 1 of 1

Neighborhood 9 Centennial Rd

Zoning/Use Residential 1
Topography Rolling
Utilities
Street Gravel

Sale Data	
Sale Date	10/19/2013
Sale Price	3,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 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)	7,000.00	7,000	100%		7,000
1.00	Acres-Rear Land 1 =<100	500.00	500	100%		500
0.00	# -Lot Improvements	500.00	2,500	100%		0
Total Acres 2.00			Land Total			7,500
Acpt Land		7,500	Accepted Bldg		0	Total
						7,500

Pembroke
Name: CARVER, WADE

Valuation Report

08/25/2014

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Map/Lot:

014-040

Account: 1014 Card: 1 of 1

Location:

132 HERSEY RD

Neighborhood 9 Centennial Rd

Zoning/Use Residential 1
Topography Rolling
Utilities
Street Gravel

Sale Data
Sale Date 06/19/2006
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
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
2.60	Acres-Rear Land 1 =<100	500.00	1,300	100%		1,300
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.60 Land Total						22,300

Dwelling Description

Replacement Cost New

Conventional	One Story	1,780 Sqft	Grade B 100	Base	110,384
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,220
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,976
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	3,813
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	Modern	Modern	Average	Typical	117,393
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	93%	100%	100%	109,175	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value Rcnld
Frame Garage	2007	384	C 100	7,129	Avq.	93%	75%	4,972
Outbuilding Total								4,972

Acpt Land

22,300

Accepted Bldg

114,100

Total

136,400

Pembroke
Name: CASH, MELINDA

Valuation Report

08/25/2014

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Map/Lot:

015-001-A

Account: 113 Card: 1 of 1

Location:

GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

Sale Data	
Sale Date	09/01/1995
Sale Price	200
Sale Type	Land Only
Financing	
Verified	
Validity	Related Parties

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.32	Acres-Baselot (Fract)	7,000.00	3,960	100%		3,960
2.00	# -Lot Improvements	3,000.00	6,000	50%	Condition	3,000
Total Acres 0.32					Land Total	6,960

Accpt Land

7,000

Accepted Bldg

0 **Total**

7,000

Pembroke
Name: CASSIDY, VINTON E & ANNE W

Valuation Report

08/25/2014

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Map/Lot:

013-020

Account: 842 Card: 1 of 1

Location:

43 CASSIDY LN

Neighborhood 17 Mount Tom Rd

Zoning/Use Shore
Topography Rolling
Utilities None
Street Gravel

Sale Data
Sale Date 01/01/2002
Sale Price 20,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
110 X 135	\$/FF -River Front	77.00	6,635	100%		6,635
Total Acres 0.34				Land Total		6,635

Dwelling Description

Replacement Cost New

Conventional	One Story	320 Sqft	Grade D 100	Base	29,346
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-3,936
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-525
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,537
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			
1980	2001	Typical	Obsolete	Good	Inadeq.				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	85%	86%	100%	16,876				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2002	280	D 100	1,429	Good	85%	100%	100%	1,215
Frame Shed	2002	42	D 110	1,520	Avq.	90%	100%	100%	1,368
One Story Frame	2002	144	D 100	3,492	Good	85%	86%	100%	2,552
Outbuilding Total									5,135
Acpt Land		6,600		Accepted Bldg		22,000		Total	28,600

Pembroke
Name: CATES, CECIL

Valuation Report

08/25/2014
Page 159
009-009-001
886 US RTE 1

Account: 1037 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 10 Route 1

Zoning/Use Commercial
Topography Level
Utilities NoneNone
Street Paved

Sale Data
Sale Date 12/21/2006
Sale Price 65,000
Sale Type Other
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2 CMML
Tran/Land/Bldg 3 2 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Homesite (Fract)	15,000.00	18,371	100%		18,371
Total Acres 1.50				Land Total		18,371

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Commercial.....	1997			----	S O U N D	V A L U E	----			66,600
						Outbuilding Total				66,600

Accpt Land	18,400	Accepted Bldg	66,600	Total	85,000
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Pembroke

Valuation Report

08/25/2014

Name: CHANDLER, CHARLES A

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CHANDLER, ADAM C

Map/Lot:

014-102

Account: 101 Card: 1 of 1

Location:

12 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Sale Data	
Sale Date	10/09/2007
Sale Price	53,000

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

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -River Front	110.00	22,000	100%		22,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.01			Land Total			28,000

Dwelling Description

Replacement Cost New

Ranch	One Story	396 Sqft	Grade D 110	Base	34,848
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	-1,654
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,974
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,691
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Typical	Typical	Below Average	Inadeq.	29,529
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	68%	90%	100%	18,072	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1975	460	D 100	11.152	Avq-	68%	100%	100%	7.583
Wood Deck	1975	272	D 100	1.393	Avq.	75%	100%	100%	1.045

Outbuilding Total 8,628

Acpt Land

28,000

Accepted Bldg

26,700

Total

54,700

Pembroke
Name: CHAPPA, JEFFREY J & LINDA M

Valuation Report

08/25/2014

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Map/Lot:

014-066

Account: 63 Card: 1 of 1

Location:

151 OLD COUNTY RD

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
Topography Level
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 07/06/2012
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Split/Assemblage

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.40	Acres-Rear Land 1 =<100	500.00	200	100%		200
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.40						Land Total 21,200

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1850	572	D 100	7.771	Poor	20%	100%	100%	1,554
Frame Shed	1850	448	C 100	7.496	Avg-	40%	100%	100%	2,998
Outbuilding Total									4,552
Acpt Land		21,200	Accepted Bldg		4,600	Total		25,800	

Valuation Report

08/25/2014

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Map/Lot:

014-067

Account: 64 Card: 1 of 1

Location:

149 OLD COUNTY RD

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 07/06/2012
Sale Price 155,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Split/Assemblage

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.57	Acres-Homesite (Fract)	15,000.00	11,325	100%		11,325
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.57						Land Total 17,325

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	812 Sqft	Grade C 100	Base	76,989
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-406
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	-1,421
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	1989	Typical	Typical	Good	Typical	75,162
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete	None	70%	100%	100%	52,613	
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN	Cond	
1 & 3/4 Story Fr	1870	242	C 100	10,161	Good	7,113
Encl Frame Porch	1870	125	C 100	2,845	Good	1,991
Frame Shed	1870	594	C 100	9,584	Good	6,709
Unfinished Attic	1870	594	C 100	2,647	Good	1,853
Unfin Basement	1920	836	C 100	9,139	Good	6,397
Wood Deck	1991	296	C 100	1,833	Good	1,283
Encl Frame Porch	1994	160	C 100	3,346	Good	2,342
Outbuilding Total						27,688

Acpt Land

17,300

Accepted Bldg

80,300

Total

97,600

Pembroke
Name: CHARLTON, JOHN

Valuation Report

08/25/2014

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Map/Lot:

014-025

Account: 22 Card: 1 of 1

Location:

104 OLD COUNTY RD

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
Topography Above Street
Utilities Dug WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 06/16/2011
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

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.30	Acres-Rear Land 1 =<100	500.00	150	100%		150
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 1.30						Land Total 19,950

Dwelling Description

Replacement Cost New

Conventional	Two Story	560 Sqft	Grade D 110	Base	59,776
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	None	Basement	-4,799
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	-606
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1980	Typical	Typical	Average	Typical	54,371
Functional Obsolescence						Value(Rcnld)
None		None		50%	100%	27,186

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Storv Fr	1900	496	D 110	17,989	Avq.	50%	100%	100%	8,994
Wood Deck	1900	152	E 100	512	Fair	30%	100%	100%	154
Frame Garage	1900	240	D 100	4,371	Fair	30%	100%	100%	1,311
Outbuilding Total									10,459

Acpt Land

20,000

Accepted Bldg

37,600

Total

57,600

Pembroke
Name: CHARLTON, JOHN P

Valuation Report

08/25/2014

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Map/Lot:

014-026

Account: 23 Card: 1 of 1

Location:

106 OLD COUNTY RD

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 06/23/2011
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
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	15,000.00	10,174	100%		10,173
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.46						Land Total 16,173

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	609 Sqft	Grade C 100	Base	66,191
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-304
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,198
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-480
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	1955	None	None	Fair	Typical	62,209
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete	None	30%	65%	100%	12,131	
Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Phy
1 & 3/4 Story Fr	1955	421	C 100	17.676	Fair	30%
Percent Good						Value
Phy Func Econ						Rcnld
100% 100% 100%						5,303
Outbuilding Total						5,303
Acpt Land		16,200	Accepted Bldg		17,400	Total
						33,600

Pembroke
Name: CHARLTON, JOHN P

Valuation Report

08/25/2014

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Map/Lot:

014-091&93&94&95

Location:

110 OLD COUNTY RD

Account: 96 Card: 1 of 1

Neighborhood 12 Old Route 1

Sale Data	
Sale Date	06/23/2011
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Zoning/Use Shore
Topography Above Street
Utilities NoneNone
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 025	\$/FF -Miscellaneous	110.00	3,708	15%		556
100 X 020	\$/FF -Miscellaneous	110.00	3,317	15%		497
0.18	Acres-Homesite (Fract)	15,000.00	6,364	70%	Restrictio	4,455
060 X 060	\$/FF -Miscellaneous	110.00	3,447	15%		517
Total Acres 0.37					Land Total	6,025

Acpt Land

6,000

Accepted Bldg

0

Total

6,000

Pembroke
Name: CHARLTON, JOHN P

Valuation Report

08/25/2014

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Map/Lot:

014-027

Account: 946 Card: 1 of 1

Location:

110 OLD COUNTY RD

Neighborhood 20 Factory Rd

Sale Data	
Sale Date	06/23/2011
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.14	Acres-Homesite (Fract)	15,000.00	5,612	100%		5,612
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.14						11,612

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Finished Attic	1830	720	D 100	10,539	Avg-	40%	100%	100%	4,216
Frame Shed	1830	606	D 100	8,000	Avg-	40%	90%	100%	2,880
Outbuilding Total									7,096
Acpt Land		11,600	Bldg Override		35,900	Total		47,500	

Neighborhood 1 Revers Falls Rd

Zoning/Use Shore
Topography Rolling
Utilities Dug WellNone
Street Gravel

Sale Data
Sale Date 06/21/2011
Sale Price 65,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
100 X 220	\$/FF -Tidal Ocean	330.00	33,000	75%	Excess Frt	24,750
5.20	Acres-Rear Land 1 =<100	500.00	2,600	100%		2,600
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 6.72						95,150

Land Total

Dwelling Description

Replacement Cost New

Other	One Story	600 Sqft	Grade E 100	Base	23,138
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-3,275
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,400
Rooms	1				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-937
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-300
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	Obsolete	None	Fair	Inadeq.	17,226
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		None		71%	38%	100%
						4,648
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy
Frame Shed	1991	72	E 100	1,058	Fair	71%
						751
Outbuilding Total						751
Acpt Land		95,200	Accepted Bldg		5,400	Total
						100,600

Neighborhood 20 Factory Rd

Zoning/Use Residential 1
Topography Below Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 09/21/2007
Sale Price 16,875
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		0
1.00	Acres-Homesite (Fract)	330.00	33,000	60%	Size/Shape	9,000
3.80	Acres-Rear Land 1 =<100	500.00	1,900	100%		1,900
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.80						Land Total 16,900

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade D 110	Base	55,527
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	-7,663
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	1/2 Finished			Attic	6,117
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	Inadeq.	53,981
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		75%	95%	100%
						38,461

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1975	130	D 110	3,468	Avg.	75%	100%	100%	2,601
Frame Garage	2007	952	D 110	12,828	Avg.	75%	95%	100%	9,140
Outbuilding Total									11,741

Acpt Land

16,900

Accepted Bldg

50,200

Total

67,100

Pembroke
Name: CHURCH

Valuation Report

08/25/2014

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Map/Lot:

015-010

Account: 900 Card: 1 of 1

Location:

CENTENNIAL RD

Neighborhood 9 Centennial Rd

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 43 0 0 Land Schedule 1

			Land Description						
Units	Method - Description		Price/Unit		Total	Fctr	Influence		Value
1.00	Acres-Homesite (Fract)		15,000.00		15,000	100%			15,000
2.00	Acres-Rear Land 1 =<100		500.00		1,000	100%			1,000
2.00	#	-Lot Improvements	3,000.00		6,000	100%			6,000
Total Acres 3.00					Land Total				22,000
Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Story Frame	1950	364	C 100	10,763	Avq.	61%	100%	100%	6,565
Encl Frame Porch	1950	48	C 100	1,744	Avq.	61%	100%	100%	1,064
Outbuilding Total									7,629
Accpt Land		22,000		Bldg Override		109,000		Total	131,000

Pembroke
Name: CHURCH

Valuation Report

08/25/2014

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Map/Lot:

017-008

Account: 904 Card: 1 of 1

Location:

LITTLE FALLS RD

Neighborhood 13 Little Falls Rd

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 43 0 0 Land Schedule 1

			Land Description						
Units	Method - Description		Price/Unit		Total	Fctr	Influence		Value
0.43	Acres-Homesite (Fract)		15,000.00		9,836	100%			9,836
2.00	#	-Lot Improvements	3,000.00		6,000	100%			6,000
Total Acres 0.43					Land Total				15,836
Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Story Frame	1930	1098	C 100	32,466	Avq.	50%	100%	100%	16,233
Encl Frame Porch	1930	146	C 100	3,146	Avq.	50%	100%	100%	1,573
Outbuilding Total									17,806
Acpt Land		15,800	Bldg Override			89,100	Total		104,900

Pembroke

Valuation Report

08/25/2014

Name: CHURCH, LINDA (L/E)

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CHURCH, MICHAEL J

Map/Lot:

014-015

Account: 14 Card: 1 of 1

Location:

80 OLD COUNTY RD

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00					Land Total	21,000

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	972 Sqft	Grade C 100	Base	81,887
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	-486
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-656
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1870	1965	Typical	Typical	Above Average	Typical	80,745			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	60%	100%	100%	48,447				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1965	70	C 100	2.058	Avq+	60%	100%	100%	1,235
Outbuilding Total									1,235
Acpt Land		21,000	Accepted Bldg		49,700	Total		70,700	

Pembroke

Valuation Report

08/25/2014

Name: CIERI, ANTHONY

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SINCLAIR, DIANE

Map/Lot:

014-049

Account: 45

Card: 1 of 1

Location:

227 OLD COUNTY RD1

Neighborhood 12 Old Route 1

Sale Date 01/01/1996

Sale Price 54,000

Sale Type Land & Buildings

Financing Unknown

Verified

Validity Arms Length Sale

Zoning/Use Residential 1
 Topography Level
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	15,000.00	10,174	100%		10,173
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.46					Land Total	16,173

Dwelling Description

Replacement Cost New

Conventional	Two Story	986 Sqft	Grade C 100	Base	89,889
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-493
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	-1,972
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1906	1930	Typical	Typical	Good	Typical	
Functional Obsolescence				Phys. %	Func. % Econ. %	Value(Rcnld)
None				70%	100% 100%	61,197

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1906	72	C 100	2.087	Good	70%	100%	100%	1.461
2S Fr Bav Window	1906	32	C 100	3.025	Good	70%	100%	100%	2.117
Open Frame Porch	1906	176	C 100	2.114	Good	70%	100%	100%	1.480
2S Fr Bav Window	1906	28	C 100	2.647	Good	70%	100%	100%	1.853
Wood Deck	1996	48	C 100	444	Good	70%	100%	100%	311
Outbuilding Total									7,222

Acpt Land

16,200

Accepted Bldg

68,400

Total

84,600

Pembroke

Valuation Report

08/25/2014

Name: CIMIANO, DEIRDRE

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GATES, BRENDEN & TERRILL

Map/Lot:

003-029

Account: 452

Card: 1 of 1

Location:

529 GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

Sale Data	
Sale Date	08/21/2007
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Deep Ocean	440.00	88,000	100%		88,000
092 X 220	\$/FF -Deep Ocean	440.00	40,480	75%	Excess Frt	30,360
3.60	Acres-Rear Land 1 =<100	500.00	1,800	100%	Excess Frt	1,800
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.07						Land Total 126,160

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	864 Sqft	Grade B 100	Base	93,190
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,186
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	Typical	Typical	Average	Typical	94,376
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	85%	100%	100%	80,220	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1993	288	B 100	2.181	Avq.	85%	100%	100%	1,854
Frame Garage	1993	288	C 100	5.930	Avq.	85%	100%	100%	5,040
Encl Frame Porch	1993	36	B 100	1.918	Avq.	85%	100%	100%	1,630
Wood Deck	1993	288	B 100	2.181	Avq.	85%	100%	100%	1,854
Frame Shed	1995	600	C 100	9.670	Avq.	86%	100%	100%	8,316
Finished Attic	1995	600	C 100	11.760	Avq.	86%	100%	100%	10,114
Outbuilding Total									28,808

Acpt Land

126,200

Accepted Bldg

109,000

Total

235,200

Pembroke
Name: CLARK JR, JOHN

Valuation Report

08/25/2014

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Map/Lot:

013-044

Account: 869 Card: 1 of 1

Location:

ROBBINSTON RIDGE RD

Neighborhood 18 Robbinston Ridge
Tree Growth 2010
Zoning/Use Shore
Topography Rolling
Utilities None
Street Semi-Improved

Sale Data	
Sale Date	09/13/2005
Sale Price	190,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 2010 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
68.00	Acres-Mixed Wood	126.00	8,568	100%		8,568
6.50	Acres-Waste-Wet Land	50.00	325	100%		325
3.50	Acres-Class 2 Roads	1,500.00	5,250	100%		5,250
33.50	Acres-Rear Land 1 =<100	500.00	16,750	100%		16,750
1.50	Acres-Baselot (Fract)	7,000.00	8,573	100%		8,573
Total Acres 113.00				Land Total		39,466

Acpt Land

39,500

Accepted Bldg

0 **Total**

39,500

Neighborhood 13 Little Falls Rd

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year..	0	Y Coordinate	0
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Exemption(s)	Land Schedule	1
--------------	---------------	---

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -River Front	77.00	15,400	100%		15,400
050 X 220	\$/FF -River Front	77.00	3,850	75%	Excess Frt	2,888
2.80	Acres-Rear Land 1 =<100	350.00	980	100%		980
2.00	# -Lot Improvements	2,100.00	4,200	100%		4,200
030 X 220	\$/FF -River Front	77.00	2,310	75%	Excess Frt	1,733
0.04	Acres-Rear Land 1 =<100	350.00	14	100%		14
Total Acres 4.25			Land Total			25,215

Dwelling Description				Replacement Cost New	
Log Home	One Story	1,008 Sqft	Grade B 100	Base	75,103
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Good Metal	Roof	1,845
					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	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,525
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,050
Insulation	Capped Only			Insulation	-553
Unfin. Living Area	NONE			Unfinished	0

Built 1992			Renovated 0			Kitchens Typical			Baths Typical			Condition Above Average			Layout Typical			Total 80,970					
Functional			Obsolescence			Economic			Obsolescence			Phys. %			Func. %			Econ. %			Value(Rcld)		
None						None						87%			100%			100%			70,444		

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	1992	336	B 100	4,691	Avg+	87%	100%	100%	4,081	
						Outbuilding Total			4,081	
Accpt Land		25,200	Accepted Bldg			74,500	Total		99,700	

Pembroke

Valuation Report

08/25/2014

Name: CLARK, KAROLYN

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CLARK, HOWARD

Map/Lot:

011-002+003+004

Account: 674

Card: 1 of 1

Location:

LITTLE FALLS RD

Neighborhood 13 Little Falls Rd
 Tree Growth 2002
 Zoning/Use Residential 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 2002 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
8.00	Acres-Rear Land 1 =<100	500.00	4,000	100%		4,000
3.00	Acres-Class 2 Roads	1,500.00	4,500	100%		4,500
3.00	Acres-Gravel Pit	7,500.00	22,500	100%		22,500
59.00	Acres-Softwood	122.00	7,198	100%		7,198
71.00	Acres-Mixed Wood	126.00	8,946	100%		8,946
14.00	Acres-Waste-Wet Land	50.00	700	100%		700
Total Acres 159.00			Land Total			62,844
Acpt Land		62,800	Accepted Bldg	0	Total	62,800

Pembroke
Name: CLARKSIDE CEMETERY ASSOCIATION

Valuation Report

08/25/2014

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Map/Lot:

003-005

Account: 891 Card: 1 of 1

Location:

LOWER CROSS RD

Neighborhood 4 Lower Cross Rd

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 43 0 0 Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
7.50	Acres-Rear Land 1 =<100	500.00	3,750	100%		3,750
Total Acres 7.50				Land Total		3,750
Accpt Land		3,800	Accepted Bldg		0	Total
						3,800

Pembroke
Name: CLEMENT, CAROLYN J

Valuation Report

08/25/2014

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Map/Lot:

003-029-001

Account: 453 Card: 1 of 1

Location:

513 GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

Zoning/Use Residential 1
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 1 19 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
2.90	Acres-Rear Land 1 =<100	500.00	1,450	100%		1,450
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.90						Land Total 22,450

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Forest Park M/H	1989	14X68	B 100	33,021	Avq-	35%	100%	100%	11,557
Concrete Slab...	1989	952	C 100	1,333	Avq.	83%	100%	100%	1,106
Frame Garage	1990	440	C 100	7,827	Avq.	83%	100%	100%	6,496
One Story Frame	1995	192	C 100	5,677	Avq.	86%	100%	100%	4,882
Wood Deck	1995	120	C 100	847	Avq-	80%	100%	100%	678
Wood Deck	1995	121	C 100	853	Fair	74%	100%	100%	631
Outbuilding Total									25,350
Accpt Land		22,500	Accepted Bldg		25,400	Total			47,900

Pembroke

Valuation Report

08/25/2014

Name: CLEMENTS, TERESA ANN

Page 179

FULTON, DONNA

Map/Lot:

005-015

Account: 512 Card: 1 of 1

Location:

250 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Sale Data

Sale Date 08/01/2001
 Sale Price 47,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use Shore
 Topography Below Street
 Utilities None
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
150 X 220	\$/FF -Tidal Ocean	330.00	49,500	75%	Excess Frt	37,125
0.20	Acres-Rear Land 1 =<100	500.00	100	100%		100
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.97						Land Total 109,225

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
12Mobile Home	2003	12X44	A 100	25,351	Good	77%	100% 100%	19,520
Outbuilding Total								19,520
Acpt Land		109,200	Accepted Bldg			19,500	Total	128,700

Pembroke
Name: CLOSSEY JR, ROBERT W

Valuation Report

08/25/2014

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Map/Lot:

012-007

Location:

Account: 457 Card: 1 of 1

Neighborhood 11 Route 214
Tree Growth 1999
Zoning/Use Rural
Topography Rolling
Utilities None
Street Paved

Sale Data	
Sale Date	10/11/2007
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 2 0 0

TG Update/Year.. 1999 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	Acres-Softwood	330.00	66,000	100%		0
1.00	Acres-Baselot (Fract)	7,000.00	7,000	100%		7,000
26.00	Acres-Rear Land 1 =<100	500.00	13,000	100%		13,000
Total Acres 27.00				Land Total		20,000

Acpt Land

20,000

Accepted Bldg

0 **Total**

20,000

Pembroke
Name: CLOSSEY JR, ROBERT W

Valuation Report

08/25/2014

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Map/Lot:

013-010

Location:

MT TOM RD

Account: 830 Card: 1 of 1

Neighborhood 17 Mount Tom Rd
Tree Growth 2005
Zoning/Use Rural
Topography Rolling
Utilities None
Street Semi-Improved

Sale Data	
Sale Date	10/11/2007
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Other Source
Validity	Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 2005 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
36.00	Acres-Mixed Wood	126.00	4,536	100%		4,536
3.00	Acres-Waste-Wet Land	50.00	150	100%		150
10.00	Acres-Gravel Pit	7,500.00	75,000	100%		75,000
Total Acres 49.00				Land Total		79,686
Acpt Land		79,700	Accepted Bldg	0	Total	79,700

Pembroke
Name: CLOSSEY JR, ROBERT W

Valuation Report

08/25/2014

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Map/Lot:

013-003

Location:

UPPER CROSS RD

Account: 953 Card: 1 of 1

Neighborhood 15 Cross Rd
Tree Growth 2005
Zoning/Use Commercial
Topography Rolling
Utilities None
Street Gravel

Sale Data	
Sale Date	10/11/2007
Sale Price	300,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 2005 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
92.00	Acres-Mixed Wood	126.00	11,592	100%		11,592
45.00	Acres-Waste-Wet Land	50.00	2,250	100%		2,250
1.00	Acres-Class 2 Roads	1,500.00	1,500	100%		1,500
Total Acres 138.00				Land Total		15,342
Acpt Land		15,300	Accepted Bldg		0	Total
						15,300

Pembroke
Name: CLOSSEY JR, ROBERT W

Valuation Report

08/25/2014

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Map/Lot:

013-009

Location:

MT TOM RD

Account: 954 Card: 1 of 1

Neighborhood 17 Mount Tom Rd
Tree Growth 2005
Zoning/Use Commercial
Topography Rolling
Utilities None
Street Semi-Improved

Sale Data	
Sale Date	10/11/2007
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

TG Update/Year.. 2005 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
36.00	Acres-Hardwood	115.00	4,140	100%		4,140
4.00	Acres-Waste-Wet Land	50.00	200	100%		200
6.00	Acres-Gravel Pit	7,500.00	45,000	100%		45,000
Total Acres 46.00					Land Total	49,340

Acpt Land	49,300	Accepted Bldg	0	Total	49,300
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Pembroke
Name: CLOSSEY, WAYNE

Valuation Report

08/25/2014

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Map/Lot:

017-001

Location:

US RTE 1

Account: 302 Card: 1 of 1

Neighborhood 10 Route 1

Zoning/Use Rural
Topography Rolling
Utilities None
Street Paved

Sale Data	
Sale Date	03/15/2006
Sale Price	42,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 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)	7,000.00	7,000	80%	Vacancy	5,600
2.50	Acres-Rear Land 1 =<100	500.00	1,250	100%		1,250
Total Acres 3.50					Land Total	6,850

Accpt Land

6,900

Accepted Bldg

0

Total

6,900

Pembroke
Name: CLOSSEY, WAYNE

Valuation Report

08/25/2014

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Map/Lot:

017-009

Account: 309 Card: 1 of 1

Location:

LITTLE FALLS RD

Neighborhood 13 Little Falls Rd

Sale Data	
Sale Date	03/15/2006
Sale Price	42,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Zoning/Use Residential 1
Topography Level
Utilities Dug Well
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%	Size/Shape	15,000
12.47	Acres-Rear Land 1 =<100	500.00	6,235	100%		6,235
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
2.00	Acres-Gravel Pit	7,500.00	15,000	100%		15,000
Total Acres 15.47				Land Total		38,035
Acpt Land		38,000	Accepted Bldg	0	Total	38,000

Pembroke
Name: COLE, DONALD A & LINDA D

Valuation Report

08/25/2014

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Map/Lot:

006-006

Account: 550 Card: 1 of 1

Location:

GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

Sale Data	
Sale Date	04/01/1997
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
1.00	Acres-Rear Land 1 =<100	500.00	500	100%		500
Total Acres 2.00				Land Total		15,500

Accpt Land	15,500	Accepted Bldg	0	Total	15,500
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Valuation Report

08/25/2014

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Map/Lot:

006-016

Account: 561 Card: 1 of 1

Location:

264 GARNET HEAD RD

Neighborhood 7 Garnet Head Rd
Tree Growth 1976
Zoning/Use Shore
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 12/09/2010
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
TG Update/Year.. 2011 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	75%	Excess Frt	49,500
0.98	Acres-Rear Land 1 =<100	500.00	490	100%		490
52.00	Acres-Softwood	122.00	6,344	100%		6,344
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 55.00						Land Total 128,334

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Contemporary	One & 3/4 Story	1,026 Sqft	Grade B 100	Base	113,205
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Wood Shingles	Roof	1,064
					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	-2,191
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,288
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1974	0	Typical	Typical	Above Average	Typical	114,366			
Functional Obsolescence						Value(Rcnd)			
None						90,349			
Economic Obsolescence									
None									
Phys. %									
79%									
Func. %									
100%									
Econ. %									
100%									
Percent Good						Value			
						Rcnd			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Frame Garage	1974	550	B 100	11.227	Avq+	79%	90%	100%	7.982
Wood Deck	1974	396	B 100	2.919	Avq+	79%	100%	100%	2.306
Frame Garage	1974	576	C 100	9.527	Avq.	74%	100%	100%	7.050
Frame Shed	1974	56	C 100	1.886	Avq-	67%	100%	100%	1.264
Outbuilding Total									18,602
Acpt Land		128,300	Accepted Bldg		109,000	Total		237,300	

Pembroke
Name: COLLIER, GARRET B

Valuation Report

08/25/2014

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Map/Lot:

001-011

Account: 224 Card: 1 of 1

Location:

REVERSING FALLS RD

Neighborhood 1 Revers Falls Rd

Sale Data	
Sale Date	04/01/1995
Sale Price	0
Sale Type	Land Only
Financing	
Verified	
Validity	Related Parties

Zoning/Use Shore
Topography Rolling
Utilities NoneNone
Street Gravel

Reference 1 B1991P175

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	75%	Excess Frt	49,500
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	50%	Excess Frt	33,000
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	15%	Excess Frt	9,900
4.70	Acres-Rear Land 1 =<100	500.00	2,350	100%		2,350
Total Acres 8.74					Land Total	160,750

Acpt Land	160,800	Accepted Bldg	0	Total	160,800
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Pembroke
Name: COLLIER, GARRET B

Valuation Report

08/25/2014

Page 189

Map/Lot:

001-012

Account: 225 Card: 1 of 1

Location:

REVERSING FALLS RD

Neighborhood 1 Revers Falls Rd

Sale Data	
Sale Date	04/01/1995
Sale Price	0
Sale Type	Land Only
Financing	
Verified	
Validity	Related Parties

Zoning/Use Rural
Topography Rolling
Utilities NoneNone
Street Gravel

Reference 1 B1991P175

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 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 1 =<100	500.00	25,000	100%		25,000
Total Acres 50.00				Land Total		25,000
Accpt Land		25,000	Accepted Bldg	0	Total	25,000

Pembroke

Valuation Report

08/25/2014

Name: COLLINS, KAREN

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SHEEHAN, THOMAS

Map/Lot:

003-027

Account: 450 Card: 1 of 1

Location:

569 GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

Sale Data	
Sale Date	11/01/1986
Sale Price	32,400
Sale Type	Land & Buildings
Financing	Unknown
Verified	
Validity	Related Parties

Zoning/Use	Shore
Topography	Rolling
Utilities	Dug WellSeptic System
Street	Gravel

Reference 1 B1419P352

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Deep Ocean	440.00	88,000	100%		88,000
200 X 220	\$/FF -Deep Ocean	440.00	88,000	75%	Excess Frt	66,000
4.50	Acres-Rear Land 1 =<100	500.00	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
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 6.52						Land Total 164,050

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	768 Sqft	Grade D 100	Base	58,625
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-6,232
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-3,654
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,050
Insulation	Minimal			Insulation	-567
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	Old Type	Typical	Average	Typical	50,222
Functional Obsolescence						Value(Rcnld)
None		None		Phys. %	Func. %	32,921
				69%	95%	
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Frame Shed	1989	80	D 100	1,828	Avq.	1,261
Percent Good						Outbuilding Total
						1,261
Acpt Land						Accepted Bldg
164,100						34,200
Total						198,300

Pembroke

Valuation Report

08/25/2014

Name: CONDES, ELIZABETH (L/E)

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PUCEL, LAURA

Map/Lot:

011-023

Account: 753 Card: 1 of 1

Location:

287 LITTLE FALLS RD

Neighborhood 13 Little Falls Rd

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -River Front	77.00	15,400	100%		15,400
200 X 220	\$/FF -River Front	77.00	15,400	75%	Excess Frt	11,550
0.30	Acres-Rear Land 1 =<100	350.00	105	100%		105
2.00	# -Lot Improvements	2,100.00	4,200	100%		4,200
1.00	# -Lot Improvements	2,100.00	2,100	60%		1,260
Total Acres 2.32						Land Total 32,515

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	550 Sqft	Grade C 100	Base	63,052
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	-5,275
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	-962
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Typical	Typical	Above Average	Typical	56,815
Functional Obsolescence						Value(Rcnd)
None						
Economic Obsolescence						32,385
None						
Phys. %						60%
Func. %						95%
Econ. %						100%

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1 & 1/2 Story Fr	1880	315	C 100	12.666	Avq+	60%	100%	100%	7.600
Encl Frame Porch	1880	105	C 100	2.559	Avq+	60%	100%	100%	1.535
Open Frame Porch	1880	150	C 100	1.834	Avq+	60%	100%	100%	1.100
Stable w/Loft	1880	918	D 100	14.042	Avq.	50%	100%	100%	7.021
Frame Shed	1993	360	D 100	5.113	Avq.	85%	100%	100%	4.346
Frame Garage	1998	576	C 100	9.527	Avq.	88%	100%	100%	8.384
Frame Shed	1995	100	D 100	2.064	Avq.	86%	100%	100%	1.775
Open Frame Porch	1995	100	D 100	1.060	Avq.	86%	100%	100%	912
Outbuilding Total									32,673

Acpt Land

32,500

Accepted Bldg

65,100 Total

97,600

Pembroke

Valuation Report

08/25/2014

Name: CONSERVATION LIMITED DEVELOPMENT LLC

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Map/Lot:

001-016-002

Account: 230 Card: 1 of 1

Location:

LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd
 Tree Growth 1983
 Zoning/Use Shore
 Topography Rolling
 Utilities NoneNone
 Street Semi-Improved

Sale Data	
Sale Date	10/30/2012
Sale Price	175,000
Sale Type	Land Only
Financing	Unknown
Verified	Buyer
Validity	Other Non Valid

Reference 1

Reference 2 NEW OWNER CERTIFICATION

Tran/Land/Bldg 2 0 0

TG Update/Year.. 2011 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Shorefront Amenity Lot	70,000.00	70,000	100%		70,000
19.00	Acres-Softwood	122.00	2,318	100%		2,318
15.00	Acres-Mixed Wood	126.00	1,890	100%		1,890
Total Acres 35.00				Land Total		74,208
Acpt Land		74,200	Accepted Bldg	0	Total	74,200

Pembroke
Name: CONSTANT, DARRIN

Valuation Report

08/25/2014

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Map/Lot:

011-038

Account: 765 Card: 1 of 1

Location:

EAST RIVER RD

Neighborhood 16 East River Rd

Zoning/Use Shore
Topography Rolling
Utilities None
Street Gravel

Sale Data	
Sale Date	09/15/2010
Sale Price	18,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2 DEP ENCUMBERED

Tran/Land/Bldg 0 7 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -River Front	77.00	15,400	100%		15,400
200 X 220	\$/FF -River Front	77.00	15,400	75%	Excess Frt	11,550
200 X 220	\$/FF -River Front	77.00	15,400	50%	Excess Frt	7,700
300 X 220	\$/FF -River Front	77.00	23,100	15%	Excess Frt	3,465
Total Acres 4.55				Land Total		38,115
Acpt Land		38,100	Accepted Bldg		0	Total
						38,100

Pembroke
Name: COOK, COLBY

Valuation Report

08/25/2014

Page 194

Map/Lot:

013-048

Account: 874 Card: 1 of 1

Location:

1350 RIDGE RD

Neighborhood 18 Robbinston Ridge

Zoning/Use Residential 1
Topography Level
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 12 19 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00					Land Total	21,000

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 110	Base	65,738
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	Capped Only			Insulation	-475
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	Typical	Typical	Average	Typical	65,263
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	74%	100%	100%	48,295	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1970	572	C 110	10,424	Avq.	74%	100%	100%	7,714
Frame Shed	1970	384	D 100	5,394	Avq-	64%	100%	100%	3,452
One Story Frame	1975	160	C 110	5,204	Avq.	74%	100%	100%	3,851
Unfin Basement	1975	160	C 110	5,275	Avq.	74%	100%	100%	3,903
Open Frame Porch	1975	30	C 110	588	Avq.	74%	100%	100%	435
Outbuilding Total									19,355

Acpt Land

21,000

Accepted Bldg

67,700

Total

88,700

Pembroke
Name: COOK, WILLIAM

Valuation Report

08/25/2014

Page 195

Map/Lot:

016-007

Account: 184 Card: 1 of 1

Location:

52 AYERS JCT RD

Neighborhood 11 Route 214

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 12 19 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.60	Acres-Rear Land 1 =<100	500.00	300	100%		300
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.60 Land Total						21,300

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	720 Sqft	Grade C 100	Base	72,095
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% Forced Warm	Cooling	0% None	Heat	-1,890
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	
1949	0	Typical	Typical	Average	Typical	70,205	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		60%	100%	100%	42,123

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1949	132	C 100	2,946	Avq.	60%	100%	100%	1,768
Encl Frame Porch	1949	30	C 100	1,487	Avq.	60%	100%	100%	892
Frame Shed	1949	30	E 100	757	Fair	42%	100%	100%	318
Frame Garage	1994	288	C 100	5,930	Avq.	85%	100%	100%	5,040
Outbuilding Total									8,018

Accpt Land

21,300

Accepted Bldg

50,100

Total

71,400

Pembroke
Name: CORKINS, PATRICIA

Valuation Report

08/25/2014

Page 196

Map/Lot:

009-001-001

Account: 672 Card: 1 of 1

Location:

205 AYERS JCT RD

Neighborhood 11 Route 214

Zoning/Use Residential 1
Topography Level
Utilities Dug WellSeptic System
Street Paved

Sale Data
Sale Date 01/17/2013
Sale Price 49,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
15.20	Acres-Rear Land 1 =<100	500.00	7,600	100%		7,600
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 16.20						Land Total 27,400

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	420 Sqft	Grade C 100	Base	56,137
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-210
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	1,250
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-441
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1875	1945	Typical	Typical	Average	Typical	56,736			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	50%	95%	100%	26,950				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1945	360	C 100	10,644	Avq.	50%	100%	100%	5,322
1 & 1/2 Story Fr	1945	182	C 100	7,318	Avq.	50%	100%	100%	3,659
Frame Garage	1945	336	D 100	5,354	Avq-	49%	100%	100%	2,623
Frame Shed	1945	144	D 100	2,580	Fair	40%	90%	100%	929
Outbuilding Total									12,533
Acpt Land		27,400	Accepted Bldg		39,500	Total			66,900

Pembroke
Name: CORR, AARON & KATHY

Valuation Report

08/25/2014

Page 197

Map/Lot:

014-107-001

Location:

LEIGHTON PT RD

Account: 604 Card: 1 of 1

Neighborhood 2 Leighton Pt Rd

Zoning/Use Shore
Topography Rolling
Utilities NoneNone
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -River Front	110.00	22,000	100%		22,000
135 X 200	\$/FF -River Front	110.00	14,159	75%	Excess Frt	10,619
2.84	Acres-Rear Land 1 =<100	500.00	1,420	100%		1,420
Total Acres 4.47				Land Total		34,039
Accpt Land		34,000	Accepted Bldg		0	Total
						34,000

Pembroke
Name: CORTHELL, DORIS C

Valuation Report

08/25/2014

Page 198

Map/Lot:

003-031

Account: 455 Card: 1 of 1

Location:

47 CORTHELL LN

Neighborhood 7 Garnet Head Rd

Sale Data	
Sale Date	04/01/1995
Sale Price	0
Sale Type	Land & Buildings
Financing	
Verified	
Validity	Related Parties

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

Reference 1 B1992P302

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 1 19 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Deep Ocean	440.00	88,000	100%		88,000
075 X 220	\$/FF -Deep Ocean	440.00	33,000	75%	Excess Frt	24,750
4.30	Acres-Rear Land 1 =<100	500.00	2,150	100%		2,150
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.69						Land Total 120,900

Dwelling Description

Replacement Cost New

Ranch	One Story	864 Sqft	Grade C 100	Base	56,165
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	Crawl	Basement	-5,072
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	3/4 Finished			Attic	8,136
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	Typical	Typical	Good	Typical	59,229
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		85%	100%	100%

Value(Rcnld)

50,345

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1984	768	C 100	11,924	Good	85%	100%	100%	10,135
Finished Attic	1984	506	C 100	10,905	Good	85%	100%	100%	9,269
Wood Deck	1984	64	C 100	533	Good	85%	100%	100%	453
Wood Deck	1984	136	C 100	937	Good	85%	100%	100%	796
Wood Deck	1984	252	C 100	1,586	Good	85%	100%	100%	1,348
Frame Shed	1992	252	C 100	4,690	Avq.	84%	100%	100%	3,940
Outbuilding Total									25,941

Acpt Land

120,900

Accepted Bldg

76,300

Total

197,200

Pembroke
Name: CORTHELL, KIM & KERRY & KINSMAN

Valuation Report

08/25/2014

Page 199

Map/Lot:

003-019-001

Account: 434 Card: 1 of 1

Location:

GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
16.90	Acres-Rear Land 1 =<100	500.00	8,450	100%		8,450
Total Acres 16.90				Land Total		8,450
Accpt Land		8,500	Accepted Bldg	0	Total	8,500

Neighborhood 7 Garnet Head Rd

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Deep Ocean	440.00	88,000	100%		88,000
075 X 220	\$/FF -Deep Ocean	440.00	33,000	75%	Excess Frt	24,750
6.30	Acres-Rear Land 1 =<100	500.00	3,150	100%		3,150
Total Acres 7.69					Land Total	115,900

Dwelling Description

Replacement Cost New

Ranch	One Story	320 Sqft	Grade SC100	Base	23,620
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	-1,294
Rooms	1				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,237
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-211
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Obsolete	None	Below Average	Inadeq.	17,710
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	58%	77%	100%	7,909	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value Rcnld
Wood Deck	1960	64	SC100	351	Avq-	58%	100%	204
Outbuilding Total								204

Acpt Land

115,900

Accepted Bldg

8,100

Total

124,000

Pembroke
Name: CORTHELL, LINDA

Valuation Report

08/25/2014

Page 201

Map/Lot:

003-031-001

Account: 736 Card: 1 of 1

Location:

489 GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
1.00	Acres-Rear Land 1 =<100	500.00	500	100%		500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.00 Land Total						21,500

Dwelling Description

Replacement Cost New

Conventional	One Story	1,440 Sqft	Grade C 110	Base	85,517
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	-792
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,441
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2006	0	Modern	Modern	Average	Typical	86,166	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		92%	100%	100%	79,273

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	2006	300	C 110	2,041	Avg.	92%	100%	100%	1,878
Carport/Canopy	1992	240	C 100	2,828	Avg.	84%	100%	100%	2,376
Frame Garage	1992	480	C 100	8,327	Avg.	84%	100%	100%	6,995
Outbuilding Total									11,249

Acpt Land

21,500

Accepted Bldg

90,500

Total

112,000

Pembroke
Name: CORTHELL, MICHAEL

Valuation Report

08/25/2014

Page 202

Map/Lot:

003-019-002

Account: 435 Card: 1 of 1

Location:

GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

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

Reference 1 B2730P031

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
16.90	Acres-Rear Land 1 =<100	500.00	8,450	100%		8,450
Total Acres 16.90				Land Total		8,450
Accpt Land		8,500	Accepted Bldg		0	Total
						8,500

Pembroke
Name: CORTHELL, MICHAEL

Valuation Report

08/25/2014

Page 203

Map/Lot:

003-019-A

Account: 617 Card: 1 of 1

Location:

490 GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

Zoning/Use Residential 1
Topography Level
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 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 Story	1,779 Sqft	Grade C 110	Base	99,485
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Crawl	Basement	-5,454
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,781
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				
2006	0	Modern	Modern	Average	Typical	95,812				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	92%	100%	100%	88,147					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
2S Frame Garage	1995	896	C 100	16,804	Avq+	88%	100%	100%	14,788	
Open Frame Porch	2006	204	C 110	2,660	Avq.	92%	100%	100%	2,447	
Outbuilding Total									17,235	
Acpt Land		6,000		Accepted Bldg		105,400		Total		111,400

Pembroke
Name: COUNTRY VIEW APARTMENTS

Valuation Report

08/25/2014

Page 204

Map/Lot:

016-025

Account: 207 Card: 1 of 1

Location:

US RTE 1

Neighborhood 10 Route 1

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

Sale Data
Sale Date 12/01/1991
Sale Price 35,520
Sale Type Land Only
Financing Unknown
Verified
Validity Renovations

Reference 1
Reference 2 SWITCH TO COMMERCIAL
Tran/Land/Bldg 3 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acres-Commercial Lot	17,000.00	51,000	100%		51,000
7.70	Acres-Rear Land 1 =<100	500.00	3,850	100%		3,850
12.00	# -Lot Improvements	3,000.00	36,000	100%		36,000
Total Acres 10.70						Land Total 90,850

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Commercial.....	1991									1,254,800
----- S O U N D V A L U E -----										1,254,800
Outbuilding Total										1,254,800

Accpt Land	90,900	Accepted Bldg	1,254,800	Total	1,345,700
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Pembroke
Name: COX, CYNTHIA L

Valuation Report

08/25/2014

Page 205

Map/Lot:

009-001

Account: 1080 Card: 1 of 1

Location:

AYERS JCT RD

Neighborhood 11 Route 214

Zoning/Use Residential 1
Topography Level
Utilities None
Street Paved

Reference 1 B2402P262 06/00

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
16.80	Acres-Rear Land 1 =<100	500.00	8,400	100%		8,400
Total Acres 17.80				Land Total		23,400
Accpt Land		23,400	Accepted Bldg	0	Total	23,400

Pembroke
Name: COX, SUSAN & WAYNE

Valuation Report

08/25/2014

Page 206

Map/Lot:

014-022

Account: 19 Card: 1 of 1

Location:

21 AYERS JCT RD

Neighborhood 11 Route 214

Zoning/Use Residential 1
Topography Level
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1 B2448P218 07/00

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.56	Acres-Homesite (Fract)	15,000.00	11,225	100%		11,225
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.56					Land Total	17,225

Dwelling Description

Replacement Cost New

Ranch	One Story	1,080 Sqft	Grade C 110	Base	70,682
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	540 Sqft, Grade C	Basement Gar	None	Fin Bsmt	2,376
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,081
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	891
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2000	0	Typical	Typical	Average	Typical	75,030			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	89%	100%	100%	66,777				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2000	360	C 110	4,516	Avq.	89%	100%	100%	4,019
Encl Frame Porch	2000	36	C 110	1,729	Avq.	89%	100%	100%	1,539
Outbuilding Total									5,558
Acpt Land		17,200	Accepted Bldg		72,300	Total		89,500	

Pembroke
Name: CREHAN, MELISSA A

Valuation Report

08/25/2014

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Map/Lot:

006-044

Account: 592 Card: 1 of 1

Location:

95 GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

Zoning/Use Residential 1
Topography Level
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 08/01/1999
Sale Price 40,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2369P173 08/99

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.32	Acres-Homesite (Fract)	15,000.00	8,485	100%		8,485
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.32						Land Total 14,485

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	442 Sqft	Grade D 100	Base	45,006
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Crawl	Basement	-1,873
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			
1940	1983	Typical	Typical	Average	Typical	43,133			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	55%	100%	100%	23,723				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Two Story Frame	1983	144	C 100	6,301	Avq.	79%	100%	100%	4,978
One Story Frame	1983	380	C 100	11,236	Avq.	79%	100%	100%	8,876
Frame Shed	1940	120	D 100	2,297	Avq-	46%	100%	100%	1,057
Outbuilding Total									14,911

Acpt Land

14,500

Accepted Bldg

38,600

Total

53,100

Pembroke
Name: CRESCENT LODGE

Valuation Report

08/25/2014
Page 208
015-015-001
OLD RT 1

Account: 1058 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 12 Old Route 1

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

Reference 1 B2247P257

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 44 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 300	\$/FF -River Front	110.00	25,690	100%		25,690
Total Acres 1.38				Land Total		25,690
Accpt Land		25,700	Accepted Bldg	0	Total	25,700

Pembroke
Name: CROHN JR, BONNIE & FRANK

Valuation Report

08/25/2014

Page 209

Map/Lot:

002-041-001

Account: 1087 Card: 1 of 1

Location:

LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Sale Data	
Sale Date	06/13/2013
Sale Price	75,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Shore
Topography Rolling
Utilities Dug WellSeptic System
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	75%	Excess Frt	49,500
008 X 220	\$/FF -Tidal Ocean	330.00	2,640	50%	Excess Frt	1,320
Total Acres	2.06				Land Total	116,820

Acpt Land	116,800	Accepted Bldg	0	Total	116,800
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Pembroke
Name: CROWE, STERLING

Valuation Report

08/25/2014

Page 210

Map/Lot:

005-027

Account: 527 Card: 1 of 1

Location:

178 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 1 19 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
200 X 220	\$/FF -River Front	110.00	22,000	75%	Excess Frt	16,500
200 X 220	\$/FF -River Front	110.00	22,000	50%	Excess Frt	11,000
295 X 220	\$/FF -River Front	110.00	32,450	15%	Excess Frt	4,868
2.20	Acres-Rear Land 1 =<100	500.00	1,100	100%		1,100
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 6.72						Land Total 105,468

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	580 Sqft	Grade C 100	Base	64,648
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 None	Basement	-5,410
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-457
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1842	0	Typical	Typical	Average	Typical	58,781
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		50%	100%	100%
						Value(Rcnld)
						29,390

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1900	420	C 100	16,887	Avq.	50%	85%	100%	7,177
Unfin Basement	1900	420	C 100	6,467	Avq.	50%	100%	100%	3,234
Frame Shed	1900	240	D 110	4,077	Avq.	50%	90%	100%	1,834
Frame Shed	1900	288	D 100	4,269	Fair	30%	90%	100%	1,153
Frame Garage	1985	576	C 100	9,527	Avq.	80%	100%	100%	7,622
Unfinished Attic	1985	576	C 100	2,610	Avq.	80%	100%	100%	2,088
Outbuilding Total									23,108

Acpt Land

105,500

Accepted Bldg

52,500

Total

158,000

Pembroke
Name: CROWE, STERLING

Valuation Report

08/25/2014
Page 211
005-029-00A
BRICKYARD RD

Account: 530 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 8 Brickyard Rd

Zoning/Use Rural
Topography Rolling
Utilities None
Street Gravel

Reference 1 B0543P528 & 532

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
45.00	Acres-Rear Land 1 =<100	500.00	22,500	100%		22,500
Total Acres 45.00				Land Total		22,500
Accpt Land		22,500	Accepted Bldg	0	Total	22,500

Pembroke
Name: CROWLEY III, FRANK J

Valuation Report

08/25/2014

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Map/Lot:

005-023-00A

Location:

LEIGHTON PT RD

Account: 966 Card: 1 of 1

Neighborhood 2 Leighton Pt Rd

Zoning/Use Shore
Topography Below Street
Utilities None
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
146 X 220	\$/FF -Tidal Ocean	330.00	48,180	100%		48,180
Total Acres 0.74				Land Total		48,180
Accpt Land		48,200	Accepted Bldg	0	Total	48,200

Pembroke

Valuation Report

08/25/2014

Name: CUMMINGS, DEVISEES OF PAUL

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CUMMINGS, IVA

Map/Lot:

008-002

Account: 636 Card: 1 of 1

Location:

97 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Zoning/Use Residential 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,000.00	25,000	100%		25,000
50.00	Acres-Rear Land 1 =<100	500.00	25,000	100%		25,000
40.00	Acres-Rear Land 2 = 101-200	350.00	14,000	100%		14,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 91.00					Land Total	70,000

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade D 100	Base	46,554
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 1/4 Bmt	Basement	-2,637
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	30%			Unfinished	-1,889

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1981	0	Obsolete	Obsolete	Fair	Typical	42,028
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Delapidation		None		64%	41%	100%
						11,028
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Frame Garage	1980	1728	D 100	19,608	Fair	9,412
Outbuilding Total						9,412
Acpt Land		70,000	Accepted Bldg		20,400	Total
						90,400

Pembroke
Name: CURTIS, ALAN J

Valuation Report

08/25/2014

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Map/Lot:

008-008

Location:

LEIGHTON PT RD

Account: 642 Card: 1 of 1

Neighborhood 2 Leighton Pt Rd

Sale Data	
Sale Date	03/20/2009
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 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 1 =<100	500.00	25,000	100%		25,000
6.00	Acres-Rear Land 2 = 101-200	350.00	2,100	100%		2,100
Total Acres 56.00					Land Total	27,100

Accpt Land	27,100	Accepted Bldg	0	Total	27,100
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Account: 620 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 10 Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
9.00	Acres-Rear Land 1 =<100	500.00	4,500	100%		4,500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 10.00 Land Total						25,500

Dwelling Description

Replacement Cost New

Conventional	One Story	1,144 Sqft	Grade C 110	Base	73,320
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% Forced Warm	Cooling	0% None	Heat	-1,888
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

Existing Conditions						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1981	0	Typical	Typical	Good	Typical	71,432
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		86%	100%	100%
						Value(Rcnld)
						61,432

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value Rcnld
Open Frame Porch	1981	286	C 110	3,636	Good	86%	100% 100%	3,127
Frame Garage	2002	1440	C 100	20,315	Avg.	90%	100% 100%	18,284
Outbuilding Total								21,411

Acpt Land

25,500

Accepted Bldg

82,800 Total

108,300

Pembroke
Name: CURTIS, GRACE

Valuation Report

08/25/2014

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Map/Lot:

007-019

Account: 619 Card: 1 of 1

Location:

73 US RTE 1

Neighborhood 10 Route 1

Zoning/Use Residential 1
Topography Below Street
Utilities Dug WellSeptic System
Street Paved

Reference 1 B1185P299

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
37.00	Acres-Rear Land 1 =<100	500.00	18,500	100%		18,500
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 38.00						38,300
Land Total						38,300

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	598 Sqft	Grade C 100	Base	65,606
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-1,569
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
1900	1960	Typical	Typical	Average	Typical	
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnld)
None			None	50%	100%	32,018

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1960	230	C 100	6,801	Avq.	50%	100%	100%	3,400
Encl Frame Porch	1960	56	C 100	1,858	Avq.	50%	100%	100%	929
Wood Deck	1960	98	C 100	724	Avq.	50%	100%	100%	362
Frame Garage	1960	504	D 100	7,074	Avq.	58%	100%	100%	4,103
Unfinished Attic	1960	504	D 100	2,016	Avq.	58%	100%	100%	1,169
Frame Shed	1960	273	E 100	2,495	Fair	50%	100%	100%	1,248
Frame Shed	1960	48	E 50	442	Poor	40%	100%	100%	177
Frame Shed	1980	117	E 100	1,380	Fair	64%	75%	100%	662
Frame Shed	1994	1374	E 100	10,371	Fair	73%	100%	100%	7,571

Outbuilding Total 19,621

Acpt Land

38,300

Accepted Bldg

51,600

Total

89,900

Pembroke
Name: CURTIS, LARRY E.

Valuation Report

08/25/2014

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Map/Lot:

015-011-001

Account: 969 Card: 1 of 1

Location:

31 HERSEY RD

Neighborhood 19 South Meadow Rd

Zoning/Use Shore
Topography Above Street
Utilities None
Street Semi-Improved

Sale Data
Sale Date 07/01/1991
Sale Price 12,500
Sale Type Land Only
Financing Unknown
Verified Other Source
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -River Front	110.00	22,000	100%		22,000
200 X 220	\$/FF -River Front	110.00	22,000	75%	Excess Frt	16,500
200 X 220	\$/FF -River Front	110.00	22,000	50%	Excess Frt	11,000
800 X 220	\$/FF -River Front	110.00	88,000	15%	Excess Frt	13,200
4.28	Acres-Rear Land 1 =<100	500.00	2,140	15%	Excess Frt	321
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 11.35					Land Total	69,021

Dwelling Description

Replacement Cost New

Log Home	One Story	884 Sqft	Grade C 100	Base	56,915
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Composition	Roof	-177
					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	-1,768
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	4,431
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-398
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	Typical	Typical	Average	Typical	59,003
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		84%	100%	100%
						Value(Rcnld)
						49,563

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1992	80	E 100	1.114	Fair	72%	100%	100%	802
Open Frame Porch	1999	100	C 100	1.292	Ava.	84%	100%	100%	1,085
Frame Shed	1999	480	C 100	7.953	Ava.	84%	100%	100%	6,681
Frame Shed	2000	780	D 100	10.042	Ava.	89%	100%	100%	8,937
Outbuilding Total									17,505

Acpt Land

69,000

Accepted Bldg

67,100

Total

136,100

Pembroke
Name: CURTIS, MICHAEL & REBECCA

Valuation Report

08/25/2014

Page 218

Map/Lot:

014-019-001

Account: 1010 Card: 1 of 1

Location:

146 OLD COUNTY RD

Neighborhood 12 Old Route 1

Sale Data	
Sale Date	06/01/1994
Sale Price	2,900
Sale Type	Land Only
Financing	Unknown
Verified	Other Source
Validity	Split/Assemblage

Zoning/Use Rural
Topography Rolling
Utilities Dug WellSeptic System
Street None

Reference 1 B1933P201 06/94

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	95%		14,250
3.00	Acres-Rear Land 1 =<100	500.00	1,500	100%		1,500
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 4.00				Land Total		20,550

Accpt Land

20,600

Accepted Bldg

0 **Total**

20,600

Neighborhood 10 Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 12/01/1995
Sale Price 65,000
Sale Type Land & Buildings
Financing
Verified
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
1.00	Acres-Rear Land 1 =<100	500.00	500	100%		500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.00						21,500

Land Total

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	616 Sqft	Grade D 110	Base	60,040
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	-278
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-1,459
Rooms	6				
Bedrooms	4	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	564
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-972
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1973	Typical	Typical	Good	Typical	57,895
Functional	Obsolescence	Economic	Obsolescence	Phys. %	Func. %	Econ. %
None		None		70%	100%	100%
						40,526

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1 & 1/2 Story Fr	1973	280	D 110	10,154	Good	70%	100%	100%	7,108
Encl Frame Porch	1973	160	D 110	3,018	Good	70%	100%	100%	2,113
Encl Frame Porch	1973	220	D 110	3,791	Good	70%	100%	100%	2,654
Frame Garage	1973	720	C 100	11,325	Avq.	74%	100%	100%	8,380
Frame Garage	1973	900	C 100	13,573	Avq.	74%	100%	100%	10,044
Frame Shed	1972	144	D 100	2,580	Avq-	66%	100%	100%	1,703
Outbuilding Total									32,002

Acpt Land

21,500

Accepted Bldg

72,500

Total

94,000

Pembroke
Name: CURTIS, ROBERT

Valuation Report

08/25/2014

Page 220

Map/Lot:

014-019

Account: 1020 Card: 1 of 1

Location:

509 US RTE 1

Neighborhood 10 Route 1

Sale Data	
Sale Date	09/06/2011
Sale Price	0
Sale Type	Mobile Home
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Zoning/Use	Residential 1
Topography	Rolling
Utilities	Dug WellSeptic System
Street	Paved

Reference 1 B2034P268 (LIFE ESTATE) 10/95
Reference 2 B2610P275 ROBERT & LAURIE CURTIS
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

				Land Description						
Units	Method - Description			Price/Unit	Total	Fctr	Influence		Value	
0.52	Acres-Homesite (Fract)			15,000.00	10,817	100%			10,817	
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 0.52				Land Total					15,617	
Outbuildings/Additions/Improvements						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14Mobile Home	1992	14X76	C 100	31,806	Avq.	43%	100%	100%	13,597	
Wood Deck	1995	20	C 100	287	Avq.	86%	100%	100%	247	
Frame Shed	1995	144	C 100	3,146	Avq.	86%	100%	100%	2,706	
Outbuilding Total									16,550	
Accpt Land		15,600		Accepted Bldg		16,600		Total	32,200	

Pembroke
Name: CURTIS, ROBERT A

Valuation Report

08/25/2014

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Map/Lot:

014-019

Location:

US RTE 1

Account: 17 Card: 1 of 1

Neighborhood 10 Route 1

Sale Data	
Sale Date	06/01/1994
Sale Price	12,000
Sale Type	Land Only
Financing	Unknown
Verified	Other Source
Validity	Split/Assemblage

Zoning/Use	Rural
Topography	Rolling
Utilities	NoneNone
Street	Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
2.96	Acres-Rear Land 1 =<100	500.00	1,480	100%		1,480
Total Acres 3.96				Land Total		16,480
Accpt Land		16,500	Accepted Bldg	0	Total	16,500

Pembroke
Name: CURTIS, SHANE N. & ALICE A.

Valuation Report

08/25/2014

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Map/Lot:

012-028

Account: 815 Card: 1 of 1

Location:

776 AYERS JCT RD

Neighborhood 11 Route 214

Zoning/Use Rural
Topography Rolling
Utilities None
Street Paved

Sale Data
Sale Date 08/01/1996
Sale Price 11,500
Sale Type Land & Buildings
Financing Unknown
Verified
Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
50.00	Acres-Rear Land 1 =<100	500.00	25,000	100%		25,000
6.67	Acres-Rear Land 2 = 101-200	350.00	2,335	100%		2,335
8.33	Acres-Rear Land 2 = 101-200	350.00	2,916	15%		437
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 66.00						Land Total 47,572

Dwelling Description

Replacement Cost New

Conventional	Two Story	828 Sqft	Grade B 100	Base	98,977
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	1,838
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,288
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,515
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	Typical	Typical	Average	Typical	104,618
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		89%	100%	100%
						Value(Rcnld) 93,110

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2000	30	B 100	1,814	Avq.	89%	100%	100%	1,614
Frame Garage	1995	360	E 100	3,415	Avq-	80%	100%	100%	2,732
Outbuilding Total									4,346

Acpt Land

47,600

Accepted Bldg

97,500

Total

145,100

Pembroke

Valuation Report

08/25/2014

Name: CURTIS, STACIE

Page 223

HATTON, BRUCE

Map/Lot:

017-005

Account: 361 Card: 1 of 1

Location:

18 LITTLE FALLS RD

Neighborhood 13 Little Falls Rd

Sale Data

Sale Date	06/27/2011
Sale Price	25,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use	Residential 1
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.80	Acres-Rear Land 1 =<100	500.00	400	100%		400
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.80						Land Total 21,400

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
14Mobile Home	1978	14X66	C 100	28,372	Avq-	35%	100%	100%	9,930
Open Frame Porch	1978	56	C 100	816	Fair	62%	100%	100%	506
Outbuilding Total									10,436
Acpt Land		21,400	Accepted Bldg		10,400	Total		31,800	

Pembroke

Valuation Report

08/25/2014

Name: CURTIS, STACIE

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HATTON, BRUCE

Map/Lot:

017-005

Account: 361

Card: 1 of 1

Location:

18 LITTLE FALLS RD



Pembroke
Name: CUSHING, DANA

Valuation Report

08/25/2014
Page 225
016-011
AYERS JCT RD

Account: 187 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 11 Route 214

Zoning/Use Rural
Topography Rolling
Utilities NoneNone
Street Paved

Reference 1 B1446P092

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.10	Acres-Rear Land 1 =<100	500.00	2,050	100%		2,050
Total Acres	4.10				Land Total	2,050
Accpt Land		2,100	Accepted Bldg		0	Total
						2,100

Pembroke
Name: CUSHING, DANA

Valuation Report

08/25/2014

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Map/Lot:

016-012

Account: 188 Card: 1 of 1

Location:

149 AYERS JCT RD

Neighborhood 11 Route 214

Zoning/Use Residential 1
Topography Rolling
Utilities Dug WellSeptic System
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
1.00	Acres-Rear Land 1 =<100	500.00	500	100%		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 2.00 Land Total						20,300

Dwelling Description

Replacement Cost New

Conventional	One Story	984 Sqft	Grade D 110	Base	54,716
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
1960	1980	Typical	Typical	Average	Typical	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	66%	100%	100%	36,113	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1980	672	C 100	10.725	Avq.	78%	100%	100%	8,366
Wood Deck	1980	295	D 110	1.648	Avq.	66%	100%	100%	1,088
Frame Garage	1960	360	D 100	5.600	Avq-	58%	100%	100%	3,248
Outbuilding Total									12,702

Accpt Land

20,300

Accepted Bldg

48,800 **Total**

69,100

Pembroke
Name: CUSHING, JOHN

Valuation Report

08/25/2014

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Map/Lot:

016-014-A

Account: 192 Card: 1 of 1

Location:

101 AYERS JCT RD

Neighborhood 11 Route 214

Sale Data

Sale Date 08/01/1989
Sale Price 0
Sale Type Land Only
Financing
Verified
Validity Related Parties

Reference 1 B1597P102 08/89

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
1.70	Acres-Rear Land 1 =<100	500.00	850	100%		850
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.70						Land Total 21,850

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Wood Deck	1989	416	B 100	3.056	Avg.	83%	100%	100%		2,536
2S Frame Garage	1995	768	C 100	14.937	Avg.	86%	100%	100%		12,846
26Mobile Home..	1989	26X56	B 100	78.082	Avg.	40%	100%	100%		31,233
Outbuilding Total										46,615

Acpt Land

21,900

Accepted Bldg

46,600

Total

68,500

Pembroke
Name: CUSHING, JOHN P

Valuation Report

08/25/2014

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Map/Lot:

016-014

Account: 191 Card: 1 of 1

Location:

111 AYERS JCT RD

Neighborhood 11 Route 214

Zoning/Use Residential 1
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
83.00	Acres-Rear Land 1 =<100	500.00	41,500	100%		41,500
2.00	# -Lot Improvements	3,000.00	6,000	50%	Condition	3,000
Total Acres 84.00						Land Total 59,500

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	540 Sqft	Grade D 110	Base	56,393
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-244
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-3,459
Rooms	8				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-852
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Existing Conditions						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Old Type	Old Type	Poor	Typical	51,838
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Delapidation		None		20%	21%	100%
						Value(Rcnld)
						2,177

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value Rcnld
1 & 3/4 Story Fr	1890	788	D 110	29,842	Poor	20%	25% 100%	1,492
Frame Shed	1890	760	D 100	9,806	Poor	20%	25% 100%	490
Outbuilding Total								1,982

Acpt Land

59,500

Accepted Bldg

4,200

Total

63,700

Pembroke
Name: CUSHING, JOHN P

Valuation Report

08/25/2014

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Map/Lot:

011-036

Location:

EAST RIVER RD

Account: 763 Card: 1 of 1

Neighborhood 16 East River Rd

Zoning/Use Rural
Topography Rolling
Utilities None
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
22.00	Acres-Rear Land 1 =<100	500.00	11,000	100%		11,000
Total Acres 22.00				Land Total		11,000

Accpt Land	11,000	Accepted Bldg	0	Total	11,000
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Account: 1036 Card: 1 of 1

Neighborhood 2 Leighton Pt Rd

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

Sale Data
Sale Date 08/01/1997
Sale Price 5,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 1 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
155 X 220	\$/FF -Deep Ocean	440.00	68,200	100%		68,200
2.95	Acres-Rear Land 1 =<100	500.00	1,475	100%		1,475
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.73						Land Total 75,675

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	832 Sqft	Grade B 100	Base	91,201
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	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,142
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	Typical	Typical	Good	Typical	92,343
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		91%	100%	100%
						Value(Rcnld)
						84,032

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1997	596	B 100	4,285	Good	91%	100%	100%	3,899
Open Frame Porch	1997	260	B 100	3,689	Good	91%	100%	100%	3,357
Frame Garage	1999	896	B 100	16,498	Good	91%	90%	100%	13,512
Unfinished Attic	1999	896	B 100	4,004	Good	91%	100%	100%	3,644
Frame Shed	1999	144	E 100	1,574	Avq.	88%	100%	100%	1,385
Frame Shed	1999	80	E 100	1,114	Avq.	88%	100%	100%	980
One Story Frame	2004	448	B 100	16,162	Good	93%	100%	100%	15,031
Wood Deck	2004	476	B 100	3,465	Good	93%	100%	100%	3,222
Frame Shed	2004	224	B 100	5,233	Good	93%	100%	100%	4,867
Frame Garage	2008	560	B 100	11,379	V.G.	94%	100%	100%	10,696
Outbuilding Total									60,593

Acpt Land

75,700

Accepted Bldg

144,600

Total

220,300

Pembroke
Name: CUSHING, MELISSA

Valuation Report

08/25/2014

Page 231

Map/Lot:

011-037

Account: 764 Card: 1 of 1

Location:

380 EAST RIVER RD

Neighborhood 16 East River Rd

Sale Data	
Sale Date	09/16/2013
Sale Price	1,467
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Zoning/Use Shore
Topography Below Street
Utilities Dug WellSeptic System
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
136 X 220	\$/FF -River Front	77.00	10,472	100%		10,472
0.90	Acres-Rear Land 1 =<100	350.00	315	100%		315
1.00	# -Lot Improvements	2,100.00	2,100	100%		2,100
1.00	# -Lot Improvements	2,100.00	2,100	60%		1,260
Total Acres 1.59					Land Total	14,147

Acpt Land

14,100

Accepted Bldg

0

Total

14,100

Pembroke

Valuation Report

08/25/2014

Name: CUSHING, MICHAEL L

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CUSHING, LISA M

Map/Lot:

016-013

Account: 190 Card: 1 of 1

Location:

123 AYERS JCT RD

Neighborhood 11 Route 214

Sale Data

Sale Date 08/14/2009
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Zoning/Use Residential 1
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.95	Acres-Rear Land 1 =<100	500.00	475	100%		475
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.95						Land Total 21,475

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 110	Base		65,738
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		961
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
1980	0	Typical	Typical	Average	Typical	66,699
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	78%	100%	100%	52,025	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1980	30	C 110	1.635	Avq.	78%	100%	100%	1,275
Encl Frame Porch	1980	72	C 110	2.296	Avq.	78%	100%	100%	1,791
Wood Deck	1980	144	C 110	1.079	Avq.	78%	100%	100%	842
Frame Garage	1980	800	C 100	12.324	Avq.	78%	100%	100%	9,613
Outbuilding Total									13,521

Acpt Land

21,500

Accepted Bldg

65,500

Total

87,000

Pembroke
Name: CUSHING, MICHAEL L

Valuation Report

08/25/2014

Page 233

Map/Lot:

010-017

Account: 714 Card: 1 of 1

Location:

29 UPPER CROSS RD

Neighborhood 15 Cross Rd

Zoning/Use Residential 1
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 04/01/2002
Sale Price 13,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B2616P174 04/02

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
2.00	Acres-Rear Land 1 =<100	500.00	1,000	100%		1,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.00 Land Total						22,000

Dwelling Description

Replacement Cost New

Ranch	One Story	1,344 Sqft	Grade B 100	Base	90,458
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 Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,492
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,230
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	Typical	Typical	Good	Typical	93,180
Functional Obsolescence						Value(Rcnld)
None		None		Phys. % 92%	Func. % 100%	
Economic Obsolescence						85,726

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2002	96	B 100	869	Good	92%	100%	100%	799
Wood Deck	2002	32	B 100	433	Good	92%	100%	100%	398
Outbuilding Total									1,197

Acpt Land

22,000

Accepted Bldg

86,900

Total

108,900

Pembroke
Name: CUSHING, MICHAEL L & ELIZABETH A

Valuation Report

08/25/2014

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Map/Lot:

013-027

Account: 851 Card: 1 of 1

Location:

MT TOM RD

Neighborhood 17 Mount Tom Rd

Sale Data	
Sale Date	09/13/2012
Sale Price	5,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 200	\$/FF -River Front	77.00	14,683	100%		14,683
200 X 200	\$/FF -River Front	77.00	14,683	75%	Excess Frt	11,012
040 X 200	\$/FF -River Front	77.00	2,937	50%	Excess Frt	1,468
0.00	Acres-Rear Land 1 =<100	2,100.00	2,100	100%		0
Total Acres 2.02				Land Total		27,163

Acpt Land	27,200	Accepted Bldg	0	Total	27,200
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Pembroke

Valuation Report

08/25/2014

Name: CUSHING, RALPH W

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CUSHING, BRENDA J & RALPH A CUSING

Map/Lot:

017-056

Account: 351 Card: 1 of 1

Location:

699 US RTE 1

Neighborhood 10 Route 1

Zoning/Use Residential 1
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.14	Acres-Homesite (Fract)	15,000.00	5,612	100%		5,612
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.14					Land Total	11,612

Dwelling Description**Replacement Cost New**

Conventional	One & 1/2 Story	336 Sqft	Grade D 100	Base	40,578
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-138
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-620
Rooms	4				
Bedrooms	2	Add Fixtures	1		
Baths	0	Half Baths	0	Plumbing	-1,025
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-413
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Obsolete	None	Fair	Inadeq.	38,382
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		30%	77%	100%
						Value(Rcnld)
						8,866

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1880	120	D 100	2,909	Fair	30%	100%	100%	873
Frame Shed	1880	60	E 100	972	Poor	20%	100%	100%	194
Wood Deck	2000	64	D 100	437	Fair	30%	77%	100%	101
Outbuilding Total									1,168

Acpt Land

11,600

Accepted Bldg

10,000

Total

21,600

Pembroke
Name: CUSHING, RICKY D

Valuation Report

08/25/2014

Page 236

Map/Lot:

010-029-001

Account: 1089 Card: 1 of 1

Location:

224 AYERS JCT RD

Neighborhood 11 Route 214

Zoning/Use Residential 1
Topography Low
Utilities Drilled WellSeptic System
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 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
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.70	Acres-Rear Land 1 =<100	500.00	350	100%		350
Total Acres 1.70						Land Total 21,350

Dwelling Description

Replacement Cost New

Ranch	One Story	864 Sqft	Grade C 110	Base	61,782
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	865
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	
2001	0	Typical	Typical	Good	Typical	62,647	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		92%	100%	100%	57,635

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2001	96	C 110	784	Good	92%	100%	100%	721
Open Frame Porch	2001	24	C 110	518	Good	92%	100%	100%	477
Encl Frame Porch	2001	72	C 110	2,296	Good	92%	100%	100%	2,112
Frame Garage	2006	864	B 100	16,010	Avq.	92%	100%	100%	14,729
Frame Shed	2011	96	E 100	1,229	Avq.	95%	100%	100%	1,168
Outbuilding Total									19,207

Acpt Land

21,400

Accepted Bldg

76,800

Total

98,200

Pembroke
Name: CUSHING, VERNON

Valuation Report

08/25/2014

Page 237

Map/Lot:

010-029

Account: 728 Card: 1 of 1

Location:

228 AYERS JCT RD

Neighborhood 11 Route 214

Zoning/Use Residential 1
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 1 19 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
7.30	Acres-Rear Land 1 =<100	500.00	3,650	100%		3,650
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 8.30 Land Total						24,650

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	544 Sqft	Grade D 90	Base	42,124
Exterior	Asbestos 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	-737
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	None			Insulation	-602
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	1970	Typical	Typical	Fair	Typical	40,785
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		30%	95%	100%

Value(Rcnld)

11,624

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1970	273	D 90	5,957	Avq.	72%	100%	100%	4,289
Unfin Basement	1970	273	D 90	4,075	Avq.	72%	100%	100%	2,934
Encl Frame Porch	1970	25	D 90	1,043	Avq.	72%	100%	100%	751
Frame Shed	2000			----- S O U N D V A L U E -----					500
Wood Deck	2005	180	D 90	874	Avq-	86%	100%	100%	752
Outbuilding Total									9,226

Acpt Land

24,700

Accepted Bldg

20,900

Total

45,600

Pembroke
Name: CUSHING, WAYNE

Valuation Report

08/25/2014
Page 238
017-003
700 US RTE 1

Account: 305 Card: 1 of 1
Map/Lot: Location:

Neighborhood 10 Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 02/22/2007
Sale Price 100,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2 UNF GARAGE, BZWAY PERMIT
Tran/Land/Bldg 3 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 1 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.54	Acres-Homesite (Fract)	15,000.00	11.023	100%		11,023
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.54						Land Total 17,023

Dwelling Description

Replacement Cost New

Ranch	One & 1/2 Story	780 Sqft	Grade C 100	Base	72,106
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	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	1,250
Attic	Full Finished			Attic	9,570
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-526
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Typical	Typical	Average	Typical	82,400
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		50%	100%	41,200
Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Frame Garage	2012	672	C 100	10,725	Avq.	8,151
Encl Frame Porch	1930	210	C 100	4,061	Avq.	2,030
Outbuilding Total						10,181
Acpt Land		17,000	Accepted Bldg		51,400	Total 68,400

Neighborhood 13 Little Falls Rd

Zoning/Use Shore
Topography Below Street
Utilities Dug WellSeptic System
Street Paved

Sale Data
Sale Date 06/17/2004
Sale Price 80,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Partial Interest

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 1 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 120	\$/FF -River Front	77.00	11,374	100%		11,374
005 X 120	\$/FF -River Front	77.00	284	75%	Excess Frt	213
1.00	# -Lot Improvements	2,100.00	2,100	100%		2,100
1.00	# -Lot Improvements	2,100.00	2,100	60%		1,260
Total Acres 0.56						Land Total 14,947

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	462 Sqft	Grade C 100	Base	58,371
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-1,354
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
1861	1950	Typical	Typical	Good	Typical	57,017
Functional Obsolescence						Value(Rcnld)
None						39,912
Economic Obsolescence						
None						
Phys. %						
70%						
Func. %						
100%						
Econ. %						
100%						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1920	374	D 100	5,743	Poor	20%	100%	100%	1,149
Frame Shed	1920	170	D 100	2,884	Poor	20%	90%	100%	519
One Story Frame	1920	459	C 100	13,572	Good	70%	100%	100%	9,500
Unfin Basement	1920	459	C 100	6,717	Good	70%	100%	100%	4,702
Unfinished Attic	1920	459	C 100	2,363	Good	70%	100%	100%	1,654
Encl Frame Porch	1920	135	C 100	2,989	Good	70%	100%	100%	2,092
Outbuilding Total									19,616

Acpt Land

14,900

Accepted Bldg

59,500

Total

74,400

Pembroke
Name: DAGGETT, TERRENCE L & CAROL A

Valuation Report

08/25/2014

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Map/Lot:

017-022

Account: 323 Card: 1 of 1

Location:

LITTLE FALLS RD

Neighborhood 13 Little Falls Rd

Sale Data	
Sale Date	06/17/2004
Sale Price	80,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Partial Interest

Zoning/Use Shore
Topography Below Street
Utilities None
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
160 X 190	\$/FF -River Front	77.00	11,449	100%		11,449
Total Acres 0.70				Land Total		11,449
Accpt Land		11,400	Accepted Bldg	0	Total	11,400

Pembroke
Name: DAGGETT, WILLIAM

Valuation Report

08/25/2014

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Account: 959 Card: 1 of 1

Map/Lot:

014-072-00A

Location:

HARDY POINT RD

Neighborhood 20 Factory Rd

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

Reference 1 B1535P166

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.02	Acres-Homesite (Fract)	15,000.00	2,121	100%		2,121
Total Acres 0.02				Land Total		2,121
Accpt Land		2,100	Accepted Bldg		0	Total
						2,100

Pembroke

Valuation Report

08/25/2014

Name: DANA, ANDREA A

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PROBERT, FOX C

Map/Lot:

011-050-00B

Account: 782 Card: 1 of 1

Location:

149 EAST RIVER RD

Neighborhood 16 East River Rd

Sale Data

Sale Date	02/01/1997
Sale Price	33,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use	Residential 1
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
2.00	Acres-Rear Land 1 =<100	500.00	1,000	100%		1,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.00						Land Total 22,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	1985	200	C 100	4,831	Avq-	74%	100%	100%	3,575
Encl Frame Porch	1985	220	C 100	4,204	Avq.	80%	100%	100%	3,363
14Mobile Home	2012	14X60	C 100	26,313	Avq.	95%	100%	100%	24,997
Wood Deck	1985	320	C 100	1,967	Avq.	80%	100%	100%	1,574
Outbuilding Total									33,509
Acpt Land		22,000	Accepted Bldg		33,500	Total			55,500

Pembroke
Name: DARLING, MICHAEL & KAY

Valuation Report

08/25/2014

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Map/Lot:

011-011-001

Account: 1078 Card: 1 of 1

Location:

LITTLE FALLS RD

Neighborhood 13 Little Falls Rd

Sale Data	
Sale Date	04/25/2007
Sale Price	45,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential 1
Topography Rolling
Utilities Dug Well
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
3.80	Acres-Rear Land 1 =<100	500.00	1,900	100%		1,900
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 4.80					Land Total	18,700

Acpt Land	18,700	Accepted Bldg	0	Total	18,700
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Pembroke
Name: DAVIS JR, ARNOLD

Valuation Report

08/25/2014

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Map/Lot:

015-043

Location:

FRONT ST

Account: 107 Card: 1 of 1

Neighborhood 23 Mill Street

Sale Data	
Sale Date	06/01/1994
Sale Price	200
Sale Type	Land Only
Financing	Unknown
Verified	Other Source
Validity	Other Non Valid

Zoning/Use Shore
Topography Level
Utilities None
Street Semi-Improved

Reference 1 B1931P079

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
430 X 100	\$/FF -River Front	110.00	31.890	15%	Restrictio	4,783
Total Acres 0.99				Land Total		4,783
Accpt Land		4,800	Accepted Bldg	0	Total	4,800

Pembroke
Name: DAVIS, EDWIN

Valuation Report

08/25/2014

Page 245

Map/Lot:

011-005

Account: 734 Card: 1 of 1

Location:

149 LITTLE FALLS RD

Neighborhood 13 Little Falls Rd

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

Reference 1 B1330P228

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 1 19 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
135 X 186	\$/FF -River Front	77.00	9,558	100%		9,558
2.00	# -Lot Improvements	2,100.00	4,200	100%		4,200
Total Acres 0.58					Land Total	13,758

Dwelling Description

Replacement Cost New

Other	One Story	658 Sqft	Grade D 100	Base	37,742
Exterior	Single Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Wood Posts/Rock	Basement	None	Basement	-6,882
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-2,439
Rooms	3				
Bedrooms	1	Add Fixtures	1		
Baths	0	Half Baths	0	Plumbing	-1,025
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,050
Insulation	Minimal			Insulation	-324
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	Old Type	Obsolete	Below Average	Typical	29,122
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	46%	86%	100%	11,521	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1940	63	D 100	1,606	Avq-	46%	100%	100%	739
Encl Frame Porch	1940	180	D 100	2,979	Avq-	46%	100%	100%	1,370
Frame Shed	1940	308	E 110	3,021	Fair	36%	100%	100%	1,088
Outbuilding Total									3,197

Acpt Land

13,800

Accepted Bldg

14,700

Total

28,500

Pembroke
Name: DAVIS, EDWIN

Valuation Report

08/25/2014

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Map/Lot:

011-004-00A

Account: 962 Card: 1 of 1

Location:

LITTLE FALLS RD.

Neighborhood 13 Little Falls Rd

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

Reference 1 B1330P228

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	Acres-Homesite (Fract)	15,000.00	5,809	10%		581
Total Acres 0.15				Land Total		581
Accpt Land		600	Accepted Bldg		0	Total
						600

Pembroke

Valuation Report

08/25/2014

Name: DAVIS, LINDA S

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DIAZ, VINCENT A

Map/Lot:

015-011

Account: 125 Card: 1 of 1

Location:

10 MASONIC LN

Neighborhood 12 Old Route 1

Sale Data	
Sale Date	03/01/1999
Sale Price	10,600
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Zoning/Use	Residential 1
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Semi-Improved

Reference 1 B2317P201 03/99

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
060 X 220	\$/FF -River Front	110.00	6,600	100%		6,600
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.20	Acres-Rear Land 1 =<100	500.00	100	100%		100
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.50			Land Total			27,700

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	528 Sqft	Grade C 100	Base	61,882
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-264
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-3,772
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	-924
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	1987	Typical	Typical	Fair	Typical	56,922
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	30%	100%	100%	17,077	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1850	231	C 100	6,831	Fair	30%	100%	100%	2,049
Encl Frame Porch	1850	231	C 100	4,362	Fair	30%	100%	100%	1,309
Outbuilding Total									3,358

Acpt Land

27,700

Accepted Bldg

20,400

Total

48,100

Pembroke

Valuation Report

08/25/2014

Name: DEACON, HAROLD W

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WILLIAMS, ALICIA E

Map/Lot:

017-038

Account: 333 Card: 1 of 1

Location:

US RTE 1

Neighborhood 10 Route 1

Sale Data

Sale Date 12/23/2011

Sale Price 0

Sale Type Land Only

Financing Unknown

Verified Public Record

Validity Split/Assemblage

Zoning/Use Shore
 Topography Rolling
 Utilities None
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -River Front	110.00	22,000	100%		22,000
200 X 100	\$/FF -River Front	110.00	14,832	75%	Excess Frt	11,124
200 X 100	\$/FF -River Front	110.00	14,832	50%	Excess Frt	7,416
100 X 220	\$/FF -River Front	110.00	11,000	15%	Excess Frt	1,650
Total Acres 2.44						Land Total 42,190

Acpt Land

42,200

Accepted Bldg0 **Total**

42,200

Pembroke

Valuation Report

08/25/2014

Name: DEACON, HAROLD W

Page 249

WILLIAMS, ALICIA E

Map/Lot:

009-007

Account: 679 Card: 1 of 1

Location:

789 US RTE 1

Neighborhood 10 Route 1
 Tree Growth 2003
 Zoning/Use Shore
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data	
Sale Date	12/23/2011
Sale Price	100,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -River Front	110.00	22,000	50%		11,000
200 X 220	\$/FF -River Front	110.00	22,000	15%	Excess Frt	3,300
200 X 220	\$/FF -River Front	110.00	22,000	15%	Excess Frt	3,300
200 X 220	\$/FF -River Front	110.00	22,000	15%	Excess Frt	3,300
3.00	Acres-Homesite (Fract)	15,000.00	25,981	100%		25,981
28.00	Acres-Rear Land 1 =<100	500.00	14,000	100%		14,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 35.04						Land Total 66,881

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2000	840	C 100	13,104	Avg.	89%	100%	100%	11,663
Open Frame Porch	2000	560	C 100	6,271	Avg.	89%	100%	100%	5,581
Res. Greenhouse	0			- - - - S O U N D V A L U E - - - -					5,000
Two Story Frame	2000	2800	D 100	100,482	Avg.	89%	100%	100%	89,429
Outbuilding Total									111,673
Accpt Land		66,900	Accepted Bldg		111,700	Total			178,600

Pembroke

Valuation Report

08/25/2014

Name: DEACON, HAROLD W

Page 250

WILLIAMS, ALICIA E

Map/Lot:

009-007

Account: 679 Card: 1 of 1

Location:

789 US RTE 1



Pembroke
Name: DEERING, CHRISTINE

Valuation Report

08/25/2014

Page 251

Map/Lot:

015-014

Account: 129 Card: 1 of 1

Location:

11 MASONIC LN

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
Topography Below Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 08/25/2004
Sale Price 34,900
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
090 X 240	\$/FF -River Front	110.00	10,340	100%		10,340
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.50					Land Total	16,340

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	616 Sqft	Grade C 100	Base	63,750
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-308
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	-554
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Typical	Typical	Average	Typical	62,888
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		50%	100%	100%
						Value(Rcnld)
						31,444

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1920	391	C 100	15,722	Avq.	50%	100%	100%	7,861
Encl Frame Porch	1920	16	C 100	1,287	Avq.	50%	100%	100%	644
Outbuilding Total									8,505

Acpt Land

16,300

Accepted Bldg

39,900

Total

56,200

Pembroke
Name: DELABY, SARAH L

Valuation Report

08/25/2014

Page 252

Map/Lot:

014-061-001

Account: 18 Card: 1 of 1

Location:

90 HARDY POINT RD

Neighborhood 20 Factory Rd

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 09/01/1993
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

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
4.00	Acres-Rear Land 1 =<100	500.00	2,000	100%		2,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.00						Land Total 23,000

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	720 Sqft	Grade C 110	Base	75,954
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	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
1984	0	Typical	Typical	Above Average	Typical	75,954
Functional Obsolescence						Value(Rcnd)
None		None		Phys. % 83%	Func. % 100%	63,042

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
One Story Frame	1984	288	C 110	9,367	Avq+	83%	100%	100%	7,775
Open Frame Porch	1984	72	C 110	1,089	Avq+	83%	100%	100%	904
Frame Garage	1994	816	C 100	12,523	Avq.	85%	100%	100%	10,645
Frame Garage	2003	260	C 100	5,580	Avq.	91%	100%	100%	5,078
Frame Shed	1984			---- S O U N D V A L U E ----					500
Frame Shed	1984			---- S O U N D V A L U E ----					1,000
Frame Shed	1984			---- S O U N D V A L U E ----					1,500
Outbuilding Total									27,402

Acpt Land

23,000

Accepted Bldg

90,400

Total

113,400

Pembroke
Name: DELNICKI, RONALD W

Valuation Report

08/25/2014

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Map/Lot:

017-011

Account: 311 Card: 1 of 1

Location:

60 LITTLE FALLS RD

Neighborhood 13 Little Falls Rd

Zoning/Use Residential 1
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
3.60	Acres-Rear Land 1 =<100	500.00	1,800	100%		1,800
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.60 Land Total						22,800

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	480 Sqft	Grade C 100	Base	56,822
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	-240
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-1,080
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	-720
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Old Type	Typical	Average	Typical	54,782
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Value(Rcnd)
None		None		50%	95%	26,021

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
One Story Frame	1900	380	C 100	11,236	Avq.	50%	100%	100%	5,618
Encl Frame Porch	1900	60	C 100	1,915	Avq.	50%	100%	100%	958
Frame Garage	1900	480	D 100	6,828	Avq-	40%	100%	100%	2,731
Frame Shed	1900	360	D 100	5,113	Fair	30%	90%	100%	1,381
Frame Shed	1900	162	D 100	2,790	Fair	30%	100%	100%	837
Outbuilding Total									11,525

Acpt Land

22,800

Accepted Bldg

37,500

Total

60,300

Pembroke

Valuation Report

08/25/2014

Name: DELORENZO, MICHELLE (L/E)

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DUFOUR, ROBYN & YVES

Map/Lot:

005-034

Account: 1065 Card: 1 of 1

Location:

121 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Sale Data	
Sale Date	06/13/2003
Sale Price	20,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Zoning/Use	Residential 1
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Proposed

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 24 19 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,000.00	25,000	100%		25,000
42.00	Acres-Rear Land 1 =<100	500.00	21,000	100%		21,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 43.00						Land Total 52,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Liberty M/H	1989	14X76	C 100	31.806	Avq.	40%	100%	100%	12.722
Concrete Slab...	1989	1064	C 100	1.490	Avq.	83%	100%	100%	1.237
Frame Garage	1998	936	C 100	14.022	Avq.	88%	100%	100%	12.339
Outbuilding Total									26,298
Accpt Land		52,000	Accepted Bldg		26,300	Total			78,300

Neighborhood 2 Leighton Pt Rd

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

Sale Data
Sale Date 06/08/2007
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

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 160	\$/FF -River Front	110.00	18,762	100%		18,762
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
075 X 160	\$/FF -River Front	110.00	7,036	100%		7,036
096 X 086	\$/FF -River Front	110.00	6,602	100%		6,602
Total Acres 1.20					Land Total	38,400

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	567 Sqft	Grade C 100	Base	63,957
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-740
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	-595
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	1952	Typical	Typical	Good	Typical	62,622
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	70%	100%	100%	43,835	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1952	144	C 100	3,146	Good	70%	90%	100%	1,982
Encl Frame Porch	1952	133	C 100	2,960	Good	70%	100%	100%	2,072
Frame Garage	1952	480	D 110	7,511	Avq.	62%	100%	100%	4,657
Frame Shed	1952	220	D 110	3,818	Avq.	62%	90%	100%	2,130
									Outbuilding Total
									10,841

Acpt Land

38,400

Accepted Bldg

54,700

Total

93,100

Pembroke
Name: DEVIN, CHARLES R

Valuation Report

08/25/2014

Page 256

Map/Lot:

003-025-002

Account: 447 Card: 1 of 1

Location:

635 GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

Zoning/Use Shore
Topography Rolling
Utilities None
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 190	\$/FF -Deep Ocean	440.00	81,780	100%		81,780
200 X 190	\$/FF -Deep Ocean	440.00	81,780	75%	Excess Frt	61,335
Total Acres 1.74					Land Total	143,115

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	432 Sqft	Grade D 100	Base	46,556
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	-3,890
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-2,680
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,537
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,050
Insulation	None			Insulation	-620
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1926	0	Obsolete	None	Below Average	Typical	39,879	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		No Electricity..		40%	81%	90%	11,629

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1926	160	D 100	3,879	Avq-	40%	100%	90%	1,397
Open Frame Porch	1926	184	D 100	1,805	Avq-	40%	100%	90%	650

Outbuilding Total 2,047

Acpt Land

143,100

Accepted Bldg

13,700

Total

156,800

Pembroke
Name: DEVIN, PETER M

Valuation Report

08/25/2014

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Map/Lot:

003-025-001+025-3

Location:

GARNET HEAD RD

Account: 446 Card: 1 of 1

Neighborhood 7 Garnet Head Rd

Zoning/Use Shore
Topography Rolling
Utilities None
Street Gravel

Sale Data	
Sale Date	05/01/1997
Sale Price	3,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1

Reference 2 OPEN SPACE

Tran/Land/Bldg 0 5 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
200 X 220	\$/FF -Deep Ocean	440.00	88,000	80%	Condition	70,400	
200 X 220	\$/FF -Deep Ocean	440.00	88,000	75%	Excess Frt	0	
200 X 220	\$/FF -Deep Ocean	110.00	7,036	80%	Condition	52,800	
095 X 220	\$/FF -Deep Ocean	440.00	41,800	50%	Excess Frt	0	
095 X 220	\$/FF -Deep Ocean	15,000.00	25,981	80%	Condition	16,720	
1.30	Acres-Rear Land 1 =<100	500.00	650	80%	Condition	520	
Total Acres 3.80			Land Total			140,440	
Acpt Land		140,400	Accepted Bldg		0	Total	140,400

Pembroke

Valuation Report

08/25/2014

Name: DEVIN, THOMAS A & SUSAN M

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DEVIN, T A & S M LIVING TRUST

Map/Lot:

003-025

Account: 445 Card: 1 of 1

Location:

619 GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

Zoning/Use Shore
 Topography Rolling
 Utilities Dug WellSeptic System
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Deep Ocean	440.00	88,000	100%		88,000
145 X 220	\$/FF -Deep Ocean	440.00	63,800	75%	Excess Frt	47,850
4.30	Acres-Rear Land 1 =<100	500.00	2,150	100%		2,150
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 6.04						Land Total 142,800

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	672 Sqft	Grade C 100	Base	66,603
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-7,000
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-4,024
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,500
Insulation	None			Insulation	-1,008
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1982	0	Typical	Typical	Average	Typical	57,071			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
Incomplete		None		79%	90%	100%			
						40,577			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1982	360	C 100	2.191	Avq.	79%	100%	100%	1.731
Encl Frame Porch	1982	20	C 100	1.343	Avq.	79%	100%	100%	1.061
Open Frame Porch	1982	140	C 100	1.725	Avq.	79%	100%	100%	1.363
Outbuilding Total									4,155
Acpt Land		142,800	Accepted Bldg		44,700	Total		187,500	

Pembroke
Name: DEWITT, STEPHEN D

Valuation Report

08/25/2014

Page 259

Map/Lot:

015-062

Account: 170 Card: 1 of 1

Location:

494 OLD COUNTY RD

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 08/21/2009
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
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.48	Acres-Homesite (Fract)	15,000.00	10,392	100%		10,392
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.48 Land Total						16,392

Dwelling Description

Replacement Cost New

Conventional	One Story	754 Sqft	Grade C 100	Base	52,045
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% 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	Capped Only			Insulation	-339
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Typical	Typical	Fair	Typical	51,706
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		43%	100%	100%

Value(Rcnld)
22,234

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1950	192	C 100	5,677	Fair	43%	100%	100%	2,441
Encl Frame Porch	1950	36	C 100	1,572	Fair	43%	100%	100%	676
Open Frame Porch	1993	80	C 100	1,075	Fair	43%	100%	100%	462
Outbuilding Total									3,579

Acpt Land

16,400

Accepted Bldg

25,800 **Total**

42,200

Pembroke
Name: DICKEY, JOAN C

Valuation Report

08/25/2014

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Map/Lot:

002-019+020

Account: 386 Card: 1 of 1

Location:

YOUNGS COVE RD

Neighborhood 24 Youngs Cove Rd
Tree Growth 1994
Zoning/Use Shore
Topography Rolling
Utilities None
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 2011 Y Coordinate 0

Exemption(s) Land Schedule 1

			Land Description			
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
29.00	Acres-Softwood	122.00	3,538	100%		3,538
24.00	Acres-Mixed Wood	126.00	3,024	100%		3,024
0.00	Acres-Hardwood	500.00	2,150	100%		0
Total Acres 53.00			Land Total			6,562
Acpt Land		6,600	Accepted Bldg		0	Total
						6,600

Pembroke

Valuation Report

08/25/2014

Name: DIMAGGIO, DIANE

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KEENAN, MAE

Map/Lot:

015-059

Account: 167

Card: 1 of 1

Location:

OLD COUNTY RD

Neighborhood 12 Old Route 1

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

Reference 1 B1907P194

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
8.00	Acres-Rear Land 1 =<100	500.00	4,000	100%		4,000
Total Acres 9.00					Land Total	19,000
Accpt Land		19,000	Accepted Bldg	0	Total	19,000

Pembroke
Name: DIVINE THOMPSON, SUSAN

Valuation Report

08/25/2014

Page 262

Map/Lot:

014-077-005

Location:

HARDY POINT RD

Account: 84 Card: 1 of 1

Neighborhood 20 Factory Rd

Sale Data	
Sale Date	08/01/1991
Sale Price	10,000
Sale Type	Land Only
Financing	Unknown
Verified	Other Source
Validity	Arms Length Sale

Zoning/Use Shore
Topography Rolling
Utilities NoneNone
Street Gravel

Reference 1 B1720P251

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
127 X 220	\$/FF -Tidal Ocean	330.00	41,910	100%		41,910
0.19	Acres-Rear Land 1 =<100	500.00	95	100%		95
Total Acres 0.83				Land Total		42,005

Accpt Land	42,000	Accepted Bldg	0	Total	42,000
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Pembroke

Valuation Report

08/25/2014

Name: DORE, KATHA C

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DORE, BEREK L J

Map/Lot:

014-009-003

Account: 1111 Card: 1 of 1

Location:

65 OLD COUNTY RD

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
 Topography Level
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.40	Acres-Rear Land 1 =<100	500.00	200	100%		200
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.40						Land Total 21,200

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
Windsor M/H	1986	14X66	C 100	28,372	Fair	28%	100%	100%	7,944
Concrete Slab...	2002	924	C 100	1,294	Ava.	90%	100%	100%	1,165
Outbuilding Total									9,109
Acpt Land		21,200	Accepted Bldg		9,100	Total		30,300	

Pembroke

Valuation Report

08/25/2014

Name: DOWNEAST COASTAL CONSERVANCY

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FKA QUODDY REGIONAL LAND TRUST INC

Map/Lot:

018-

Account: 602

Card: 1 of 1

Location:

Reversing Falls Open Space

Neighborhood 1 Revers Falls Rd

Zoning/Use Shore
 Topography Rolling
 Utilities NoneNone
 Street Street Surface
 NAME CODE 1..... 3

Reference 1

Reference 2

Tran/Land/Bldg 0 5 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	25%	Restrictio	16,500
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	19%	Restrictio	12,540
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	13%	Restrictio	8,580
999 X 220	\$/FF -Tidal Ocean	330.00	329,670	21%	Restrictio	69,231
20.86	Acres-Rear Land 1 =<100	500.00	10,430	25%	Restrictio	2,608
165.47	Acres-Rear Land 1 =<100	500.00	82,735	25%	Restrictio	20,684
Total Acres 194.41					Land Total	130,143
Acpt Land		130,100	Accepted Bldg	0	Total	130,100

Pembroke
Name: DOWNES, FLETCHER & TAMMY

Valuation Report

08/25/2014

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Map/Lot:

016-001

Location:

RT 1

Account: 178 Card: 1 of 1

Neighborhood 10 Route 1

Sale Data	
Sale Date	08/14/2007
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Zoning/Use	Residential 1
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
0.93	Acres-Rear Land 1 =<100	500.00	465	100%		465
Total Acres 1.93				Land Total		21,465

Acpt Land

21,500

Accepted Bldg

0 **Total**

21,500

Valuation Report

08/25/2014

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Map/Lot:

016-002-001

Account: 180 Card: 1 of 1

Location:

19 TRIANGLE LN

Neighborhood 10 Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities NoneSeptic System
Street Paved

Sale Data
Sale Date 08/14/2007
Sale Price 89,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Split/Assemblage

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
1.00	Acres-Rear Land 1 =<100	500.00	500	100%		500
Total Acres 2.00					Land Total	18,500

Dwelling Description

Replacement Cost New

Ranch	One Story	1,040 Sqft	Grade C 95	Base	59,620
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	-8,242
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	1,781
Attic	None			Attic	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	Below Average	Typical	53,159
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. %	Econ. %
None			None	76%	100%	100%
						Value(Rcnld)
						40,401

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1988	144	C 95	1.680	Avq-	76%	100%	100%	1,277
Encl Frame Porch	1988	84	C 95	2.145	Avq-	76%	100%	100%	1,630
Frame Garage	1988	576	C 95	9.051	Avq-	76%	100%	100%	6,879
Outbuilding Total									9,786

Acpt Land

18,500

Accepted Bldg

50,200

Total

68,700

Pembroke

Valuation Report

08/25/2014

Name: DUDLEY, CAROLYN J & CLAYTON R (L/E)

Page 267

DUDLEY ET AL, JAMES A

Map/Lot:

014-045

Account: 39 Card: 1 of 1

Location:

22 CROWBROOK RD

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		0
1.00	Acres-Homesite (Fract)	15,000.00	15,000	60%	Size/Shape	9,000
10.00	Acres-Rear Land 1 =<100	500.00	5,000	100%		5,000
3.00	# -Lot Improvements	3,000.00	9,000	100%		9,000
0.50	Acres-Homesite (Fract)	15,000.00	10,607	100%		10,607
Total Acres 11.50 Land Total						33,607

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	696 Sqft	Grade C 100	Base	67,826
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	None			Insulation	-1,044
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1930	Typical	Typical	Average	Typical	
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. %	Econ. %
None			None	50%	100%	100%
						Value(Rcnd)
						33,391

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Garage	1975	864	C 100	13,124	Avg.	75%	100%	100%	9,843
Encl Frame Porch	1975	96	C 100	2,430	Avg.	50%	100%	100%	1,215
Frame Shed	1890	276	D 100	4,129	Fair	30%	100%	100%	1,239
Frame Shed	1890	64	E 100	1,000	Poor	20%	100%	100%	200
One Story Frame	1997	120	C 100	3,548	Avg.	87%	100%	100%	3,087
Outbuilding Total									15,584

Acpt Land

33,600

Accepted Bldg

49,000

Total

82,600

Pembroke
Name: DUDLEY, MARY J

Valuation Report

08/25/2014

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Map/Lot:

015-055-001

Account: 162 Card: 1 of 1

Location:

398 OLD COUNTY RD

Neighborhood 12 Old Route 1

Sale Data

Sale Date 06/01/1995
Sale Price 5,500
Sale Type Land Only
Financing
Verified
Validity Arms Length Sale

Zoning/Use Residential 1
Topography Level
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.98	Acres-Homesite (Fract)	15,000.00	14,849	100%		14,849
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.98						Land Total 20,849

Dwelling Description

Replacement Cost New

Ranch	One Story	896 Sqft	Grade C 110	Base		63,101
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 Crawl	Basement		-4,004
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-1,971
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
2001	0	Typical	Typical	Average	Typical	57,126
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		89%	100%	50,842

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1972	64	E 100	1,000	Poor	48%	100%	100%	480
Wood Deck	2001	320	C 110	2,164	Avg.	89%	100%	100%	1,926
Frame Garage	2001	670	C 110	11,770	Avg.	89%	100%	100%	10,475
Frame Garage	2009	384	D 120	7,014	Avg.	94%	100%	100%	6,593
Outbuilding Total									19,474

Acpt Land

20,800

Accepted Bldg

70,300

Total

91,100

Valuation Report

08/25/2014

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Map/Lot:

014-048

Account: 44 Card: 1 of 1

Location:

233 OLD COUNTY RD

Neighborhood 12 Old Route 1

Sale Data	
Sale Date	11/01/1987
Sale Price	25,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	
Validity	Arms Length Sale

Zoning/Use Residential 1
Topography Rolling
Utilities Dug WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Acres-Homesite (Fract)	15,000.00	14,230	100%		14,230
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						19,030

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	720 Sqft	Grade D 110	Base	62,282
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 Full Bmt	Basement	-325
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	886
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,128
Attic	Floor & Stairs			Attic	1,100
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Evaluating Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1820	1998	Typical	Typical	Average	Typical	65,071
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		50%	100%	100%
						Value(Rcnld)
						32,536

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1820	144	D 110	2,813	Avq.	50%	80%	100%	1,125
1 & 1/2 Storv Fr	1820	130	D 110	4,715	Avq.	50%	100%	100%	2,358
Encl Frame Porch	1820	75	D 110	1,922	Avq.	50%	100%	100%	961
2S Frame Garage	2001	528	C 110	12,579	Avq.	89%	100%	100%	11,195
Outbuilding Total									15,639

Acpt Land

19,000

Accepted Bldg

48,200

Total

67,200

Pembroke
Name: EASTERN MAINE ELECTRIC COOP INC

Valuation Report

08/25/2014

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Account: 936 Card: 1 of 1

Map/Lot:

Location:

E.M.E.C.

PEMBROKE

Neighborhood 26 Power Company

Zoning/Use Commercial
Topography Rolling
Utilities None
Street None
NAME CODE 1..... 2014

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
828.21	BHEC -Elec Utility Bulletin 25	100.00	82,821	100%		82,821
Total Acres 0.00				Land Total		82,821
Accpt Land		82,800	Accepted Bldg	0	Total	82,800

Pembroke
Name: EBBESON JR, MICHELLE & RICHARD

Valuation Report

08/25/2014
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008-016-001
273 US RTE 1

Account: 652 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 10 Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities Dug WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
3.16	Acres-Rear Land 1 =<100	500.00	1,580	100%		1,580
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 4.16						Land Total 21,380

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	567 Sqft	Grade C 100	Base	63,957
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-283
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	-446
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1875	2000	Old Type	Typical	Average	Typical	63,228
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	50%	90%	100%	28,453	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1875	126	E 50	722	Poor	20%	100%	100%	144
Outbuilding Total									144

Acpt Land	21,400	Accepted Bldg	28,600	Total	50,000
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Valuation Report

08/25/2014

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Map/Lot:

007-019-002+003

Account: 621 Card: 1 of 1

Location:

51 US RTE 1

Neighborhood 10 Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 12/01/1991
Sale Price 40,000
Sale Type Land & Buildings
Financing Unknown
Verified Other Source
Validity Split/Assemblage

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
4.00	Acres-Rear Land 1 =<100	500.00	2,000	100%		2,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.00						23,000

Land Total

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	720 Sqft	Grade C 110	Base	75,954
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,100
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1983	0	Typical	Typical	Average	Typical	77,054
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		79%	100% 100%	60,873

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1983	96	C 110	784	Avq.	79%	100%	100%	619
Frame Garage	1994	832	B 100	15,522	Avq.	85%	95%	100%	12,534
Frame Shed	1994	140	D 100	2,533	Avq-	79%	100%	100%	2,001
Frame Shed	2006	720	D 100	9,337	Avq.	92%	100%	100%	8,590
Frame Shed	1983			----	S O U N D	V A L U E	----		1,000
Frame Shed	1983			----	S O U N D	V A L U E	----		1,000
Frame Shed	1983			----	S O U N D	V A L U E	----		1,000

Outbuilding Total 26,744

Acpt Land

23,000

Accepted Bldg

87,600

Total

110,600

Pembroke

Valuation Report

08/25/2014

Name: EBBESON, JON & RICHARD &

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STEPHANIE & VARNEY, GRETTEL &

Map/Lot:

006-003-007

Account: 547 Card: 1 of 1

Location:

GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

Zoning/Use Rural
 Topography Rolling
 Utilities None
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		0
1.00	Acres-Homesite (Fract)	500.00	2,000	70%	Vacancy	10,500
2.12	Acres-Rear Land 1 =<100	500.00	1,060	100%		1,060
Total Acres 3.12				Land Total		11,560
Acpt Land		11,600	Accepted Bldg	0	Total	11,600

Neighborhood 11 Route 214

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 09/29/2010
Sale Price 129,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
50.00	Acres-Rear Land 1 =<100	500.00	25,000	100%		25,000
4.00	Acres-Rear Land 2 = 101-200	350.00	1,400	100%		1,400
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 55.00						Land Total 45,900

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,680 Sqft	Grade B 100	Base	100,523
Exterior	Single Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,865
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,288
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	Typical	Typical	Average	Typical	104,676
Functional Obsolescence						Value(Rcnld)
None		None		Phys. % 91%	Func. % 100%	95,255

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2010	784	B 100	14,791	Avq.	91%	100%	100%	13,460
One Story Frame	2010	240	B 100	8,658	Avq.	91%	100%	100%	7,879
Encl Frame Porch	2010	204	C 100	3,976	Avq.	91%	100%	100%	3,618
Outbuilding Total									24,957

Acpt Land

45,900

Accepted Bldg

120,200

Total

166,100

Pembroke
Name: ECKERT, LOUIS A & DEBRA L

Valuation Report

08/25/2014

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Map/Lot:

012-002

Account: 789 Card: 1 of 1

Location:

547 AYERS JCT RD



Valuation Report

08/25/2014

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Map/Lot:

014-061

Account: 55 Card: 1 of 1

Location:

183 OLD COUNTY RD

Neighborhood 12 Old Route 1

Sale Data
Sale Date 08/01/1989
Sale Price 65,000
Sale Type Land & Buildings
Financing Unknown
Verified
Validity Arms Length Sale

Zoning/Use Residential 1
Topography Rolling
Utilities Dug WellSeptic System
Street Semi-Improved

Reference 1 B1591P289

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
1.46	Acres-Rear Land 1 =<100	500.00	730	100%		730
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 2.46						Land Total 20,530

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	672 Sqft	Grade C 100	Base	66,603
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/4 Bmt	Basement	-2,611
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	-605
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	1920	Old Type	Obsolete	Average	Typical	63,387
Functional Obsolescence						Value(Rcnld)
None		None		Phys. % 50%	Func. % 86%	27,256

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1850	336	C 100	13,510	Avq.	50%	100%	100%		6,755
Open Frame Porch	1850	72	C 100	990	Avq.	50%	100%	100%		495
Stable w/Loft	1850	924	E 50	4,304	Poor	20%	100%	100%		861
Open Frame Porch	1999	168	C 100	2,029	Avq.	50%	86%	100%		872
Wood Deck	1999	84	C 100	645	Avq.	50%	86%	100%		277
Outbuilding Total										9,260

Acpt Land

20,500

Accepted Bldg

36,500

Total

57,000

Pembroke
Name: ELLINWOOD, BRENT A

Valuation Report

08/25/2014

Page 277

Map/Lot:

014-062

Account: 61 Card: 1 of 1

Location:

183 OLD COUNTY RD

Neighborhood 12 Old Route 1

Zoning/Use Rural
Topography Above Street
Utilities NoneNone
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	15,000.00	7,500	100%		7,500
Total Acres 0.25					Land Total	7,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Shed	2010	280	C 100	5,092	Avq.	94%	100%	100%		4,786
Open Frame Porch	2010	54	C 100	794	Avq.	94%	100%	100%		746
							Outbuilding Total			5,532

Accpt Land

7,500

Accepted Bldg

5,500

Total

13,000

Pembroke

Valuation Report

08/25/2014

Name: ELLINWOOD, BRENT A

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TOWNSEND, MARIA E

Map/Lot:

014-061-

Account: 1147 Card: 1 of 1

Location:

Neighborhood 20 Factory Rd

Sale Data

Sale Date 03/28/2014

Sale Price 6,000

Sale Type Land Only

Financing Unknown

Verified Public Record

Validity Other Non Valid

Zoning/Use Residential 1
Topography Level

Utilities

Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 7 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Rear Land 1 =<100	500.00	2,000	100%		2,000
Total Acres 4.00				Land Total		2,000

Accpt Land

2,000

Accepted Bldg

0

Total

2,000

Pembroke
Name: ELLIOT, JAMES & CINDY

Valuation Report

08/25/2014

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Map/Lot:

013-031

Location:

MT TOM RD

Account: 854 Card: 1 of 1

Neighborhood 17 Mount Tom Rd

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

Sale Data	
Sale Date	05/13/2008
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

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
125 X 220	\$/FF -River Front	77.00	9,625	100%		9,625
0.22	Acres-Rear Land 1 =<100	350.00	77	100%		77
Total Acres 0.85			Land Total			9,702
Accpt Land		9,700	Accepted Bldg		0	Total
						9,700

Pembroke
Name: EMERA MAINE

Valuation Report

08/25/2014

Page 280

Map/Lot:

017-028

Account: 928 Card: 1 of 1

Location:

EAST RIVER RD

Neighborhood 16 East River Rd

Zoning/Use	Resource Protect
Topography	Rolling
Utilities	None
Street	Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Accpt Land

0 **Accepted Bldg**

0 **Total**

0

Pembroke
Name: EMERA MAINE

Valuation Report

08/25/2014

Page 281

Map/Lot:

017-039

Account: 930 Card: 1 of 1

Location:

8 FRONT ST

Neighborhood 23 Mill Street

Zoning/Use Commercial
Topography Below Street
Utilities None
Street Semi-Improved
NAME CODE 1..... 2002

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 200	\$/FF -River Front	110.00	20,976	100%		20,976
2.58	Acres-Rear Land 1 =<100	500.00	1,290	100%		1,290
Total Acres 3.50					Land Total	22,266
Accpt Land		22,300	Accepted Bldg	0	Total	22,300

Pembroke
Name: EMERA MAINE

Valuation Report

08/25/2014

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Account: 933 Card: 1 of 1 Map/Lot: Location: DISTRIBUTION

Neighborhood 1 Revers Falls Rd

Zoning/Use Rural
Topography

Utilities

Street Street Surface

Reference 1 DISTRIBUTION

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land	1,470,600	Accepted Bldg	0	Total	1,470,600
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Pembroke
Name: EMERY, EMILY

Valuation Report

08/25/2014

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Map/Lot:

015-051

Account: 157 Card: 1 of 1

Location:

OLD COUNTY RD

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.24	Acres-Homesite (Fract)	15,000.00	7,348	100%		7,348
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.24				Land Total		13,348
Accpt Land		13,300	Accepted Bldg	0	Total	13,300

Pembroke
Name: ERDELYI, ANNA

Valuation Report

08/25/2014

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Map/Lot:

001-025

Account: 244 Card: 1 of 1

Location:

905 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

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

Sale Data
Sale Date 11/30/2006
Sale Price 370,000
Sale Type Land & Buildings
Financing Unknown
Verified Other Source
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	75%	Excess Frt	49,500
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	50%	Excess Frt	33,000
100 X 220	\$/FF -Tidal Ocean	330.00	33,000	15%	Excess Frt	4,950
1.00	Acres-Homesite (Fract)	25,000.00	25,000	95%		23,750
2.50	Acres-Rear Land 1 =<100	500.00	1,250	100%		1,250
4.00	# -Lot Improvements	3,000.00	12,000	100%		12,000
Total Acres 7.04						Land Total 190,450

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	945 Sqft	Grade C 100	Base	84,064
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Wood Shingles	Roof	803
					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	1,505
Rooms	12				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,875
Attic	None			Attic	0
FirePlaces	2			Fireplace	4,500
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1829	1972	Typical	Typical	Good	Typical	92,747
Functional Obsolescence						Value(Rcnd)
None		None		Phys. % 70%	Func. % 100%	64,923

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1 & 1/2 Story Fr	1972	822	C 100	33,051	Good	70%	100%	100%	23,136
Wood Deck	1972	587	C 100	3,462	Good	70%	100%	100%	2,423
Frame Garage	1972	720	C 100	11,325	Good	70%	100%	100%	7,927
Unfinished Attic	1972	720	C 100	2,912	Good	70%	100%	100%	2,038
Frame Shed	1972	81	D 100	1,840	Fair	58%	100%	100%	1,067
Carport/Canopy	2004	330	D 100	2,758	Avq.	91%	100%	100%	2,510
Wood Deck	2008	42	B 100	500	Avq.	93%	100%	100%	465
Wood Deck	2008	120	B 100	1,033	Avq.	93%	100%	100%	961
Wood Deck	2008	182	B 100	1,457	Avq.	93%	100%	100%	1,355
Outbuilding Total									41,882

Acpt Land

190,500

Accepted Bldg

106,800

Total

297,300

Pembroke
Name: EVANS, KATHERINE H

Valuation Report

08/25/2014

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Map/Lot:

014-074

Account: 71 Card: 1 of 1

Location:

50 HARDY POINT RD

Neighborhood 20 Factory Rd

Zoning/Use Residential 1
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data	
Sale Date	05/01/1997
Sale Price	89,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Partial Interest

Reference 1 B2160P285 05/97

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.55	Acres-Homesite (Fract)	15,000.00	11,124	100%		11,124
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.55						Land Total 17,124

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	588 Sqft	Grade C 100	Base	62,324
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Crawl	Basement	-2,870
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	803
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,250
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1990	Typical	Typical	Good	Typical	61,507
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		70%	100%	100%
Value(Rcnld)						43,055
Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Phy
Encl Frame Porch	1988	210	C 100	4,061	Good	70%
One Story Frame	1890	440	C 100	13,010	Good	70%
Finished Attic	1890	440	C 100	10,304	Good	70%
Unfin Basement	1890	220	C 100	5,181	Good	70%
Frame Garage	1988	576	C 100	9,527	Avq.	82%
Frame Garage	1890	504	D 100	7,074	Fair	30%
Percent Good						Econ
						100%
Outbuilding Total						32,724
Acpt Land		17,100		Accepted Bldg		75,800
Total						92,900

Pembroke
Name: EVANS, KATHERINE H

Valuation Report

08/25/2014

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Map/Lot:

014-082

Account: 90 Card: 1 of 1

Location:

HARDY POINT RD

Neighborhood 20 Factory Rd

Sale Data	
Sale Date	05/01/1997
Sale Price	89,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Shore
Topography Below Street
Utilities NoneNone
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
125 X 100	\$/FF -River Front	110.00	9,270	50%		4,635
0.13	Acres-Rear Land 1 =<100	500.00	65	100%		65
Total Acres 0.42				Land Total		4,700

Accpt Land

4,700

Accepted Bldg

0 **Total**

4,700

Pembroke
Name: FAIRPOINT COMMUNICATIONS

Valuation Report

08/25/2014

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Map/Lot:

016-006

Account: 943 Card: 1 of 1

Location:

48 AYERS JCT RD

Neighborhood 11 Route 214

Sale Data	
Sale Date	04/01/2008
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Other Source
Validity	Other Non Valid

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

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.22	Acres-Homesite (Fract)	15,000.00	7,036	100%		7,036
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.22			Land Total			13,036
Accpt Land		13,000	Bldg Override		15,100	Total
						28,100

Pembroke
Name: FARMER, PHILLIP & ROBERTA

Valuation Report

08/25/2014

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Account: 605 Card: 1 of 1

Map/Lot:
Location:

013-043-003
39 PINE LN

Neighborhood 18 Robbinston Ridge

Zoning/Use Shore
Topography Rolling
Utilities Cesspool
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 145	\$/FF -River Front	110.00	17,861	100%		17,861
115 X 010	\$/FF -River Front	110.00	2,697	75%	Excess Frt	2,023
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 0.70				Land Total		22,884
Acpt Land		22,900	Accepted Bldg	0	Total	22,900

Pembroke
Name: FARRIS, JAMES S & HILDA M

Valuation Report

08/25/2014

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Map/Lot:

011-042

Account: 771 Card: 1 of 1

Location:

283 EAST RIVER RD

Neighborhood 16 East River Rd

Zoning/Use Residential 1
Topography Rolling
Utilities Dug WellSeptic System
Street Gravel

Sale Data	
Sale Date	10/01/1997
Sale Price	42,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	95%		14,250
25.00	Acres-Rear Land 1 =<100	500.00	12,500	100%		12,500
Total Acres 26.00						Land Total 26,750

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
Frame Garage	1955	720	C 100	11.325	Fair	47%	100% 100%	5,323
Outbuilding Total								5,323

Accpt Land

26,800

Accepted Bldg

5,300

Total

32,100

Pembroke
Name: FARRIS, JAMES S & HILDA M

Valuation Report

08/25/2014

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Map/Lot:

011-044

Account: 773 Card: 1 of 1

Location:

EAST RIVER RD

Neighborhood 16 East River Rd

Zoning/Use Shore
Topography Below Street
Utilities None
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -River Front	77.00	15,400	25%	View/Envir	3,850
175 X 220	\$/FF -River Front	77.00	13,475	75%	Excess Frt	0
175 X 220	\$/FF -River Front	3,000.00	3,000	25%	View/Envir	2,527
0.40	Acres-Rear Land 1 =<100	350.00	140	100%		140
Total Acres 2.29			Land Total			6,517
Acpt Land		6,500	Accepted Bldg		0	Total
						6,500

Pembroke
Name: FARRIS, JAMES S & HILDA M

Valuation Report

08/25/2014

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Map/Lot:

011-045

Account: 774 Card: 1 of 1

Location:

275 EAST RIVER RD

Neighborhood 16 East River Rd

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data	
Sale Date	11/01/1992
Sale Price	14,000
Sale Type	Land Only
Financing	Unknown
Verified	Other Source
Validity	Partial Interest

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
20.00	Acres-Rear Land 1 =<100	500.00	10,000	100%		10,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 21.00						31,000

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1995	576	C 110	10,479	Avq.	86%	100%	100%	9,012
Encl Frame Porch	1996	96	C 110	2,674	Avq.	87%	100%	100%	2,326
Wood Deck	1996	72	C 100	578	Avq.	87%	100%	100%	503
Wood Deck	1996	64	C 100	533	Avq.	87%	100%	100%	464
28Mobile Home..	1994	28X52	C 110	70,402	Avq.	48%	100%	100%	33,969
Concrete Slab...	1994	1456	C 100	2,038	Avq.	85%	100%	100%	1,732
Frame Shed	2000	96	E 100	1,229	Avq.	89%	100%	100%	1,094
Outbuilding Total									49,100
Accpt Land		31,000		Accepted Bldg		49,100		Total	80,100

Neighborhood 22 Middle Street

Zoning/Use Residential 1
Topography Below Street
Utilities Dug WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 07/24/2013
Sale Price 59,776
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.36	Acres-Homesite (Fract)	15,000.00	9,000	100%		9,000
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 0.36						Land Total 13,800

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	552 Sqft	Grade D 100	Base	51,790
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-226
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	-475
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Old Type	Old Type	Below Average	Inadeq.	51,089
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		40%	81%	100%
						Value(Rcnd)
						16,553

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
One Story Frame	1900	273	D 100	6,619	Avq-	40%	100%	100%	2,648
Frame Shed	1900	192	E 50	958	Fair	30%	100%	100%	287
Wood Deck	2000	184	D 100	988	Avq-	40%	81%	100%	320
Wood Deck	2001	308	D 100	1,558	Avq-	40%	81%	100%	505
Outbuilding Total									3,760

Accpt Land

13,800

Accepted Bldg

20,300

Total

34,100

Pembroke
Name: FEELY, MARTIN & MARY

Valuation Report

08/25/2014

Page 293

Map/Lot:

006-032

Account: 578 Card: 1 of 1

Location:

159 HERSEY RD

Neighborhood 9 Centennial Rd

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

Sale Data
Sale Date 05/01/2000
Sale Price 100,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2429P249 05/00

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	75%	Excess Frt	49,500
079 X 220	\$/FF -Tidal Ocean	330.00	26,070	50%	Excess Frt	13,035
1.60	Acres-Rear Land 1 =<100	500.00	800	100%		800
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.02						Land Total 135,335

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	832 Sqft	Grade C 100	Base	74,755
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 Crawl	Basement	-3,064
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-1,872
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,500
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	72,319
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
Incomplete		None		75%	81% 100%	43,934
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	
Encl Frame Porch	1975	108	C 100	2,603 Avq.	75% 100% 100%	1,952
Frame Garage	1975	500	C 100	8,578 Avq.	75% 100% 100%	6,434
Outbuilding Total						8,386
Acpt Land		135,300	Accepted Bldg		52,300 Total	187,600

Pembroke
Name: FENDERSON, JAMIE C & AARON S

Valuation Report

08/25/2014
Page 294
013-057
STATION RD

Account: 884 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 19 South Meadow Rd

Zoning/Use Rural
Topography Rolling
Utilities None
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 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)	7,000.00	7,000	100%		7,000
0.96	Acres-Rear Land 1 =<100	500.00	480	100%		480
Total Acres 1.96			Land Total			7,480
Accpt Land		7,500	Accepted Bldg		0	Total
						7,500

Pembroke
Name: FIRST BAPTIST CHURCH OF PEMBROKE

Valuation Report

08/25/2014

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Map/Lot:

015-025

Account: 901 Card: 1 of 1

Location:

LIBERTY HILL RD

Neighborhood 21 High Street

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

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 43 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.91	Acres-Homesite (Fract)	15,000.00	14,309	100%		14,309
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 0.91					Land Total	20,309

Commercial Description

Occupancy Type	Church.....					
Class & Quality	Frame.....Avg.					
# Dwelling Units	0					
Exterior	Aluminum/Vinyl					
Stories & Height	1 STORY @ 10'					
Heating/Cooling	Forced Warm Air					
Built	2013					
Remodeled	0					
Base Cost/Sqft		95.02				
Heat-Cool/Sqft	+	11.68				
Total		106.70				
Size Factor	X	0.920				
Adjusted Cost/Sqft		98.16				
Total Square Feet	X	3,200				
Replacement Cost		314,112				
Condition	Average					
% Good Physical	X	.95				
Functional	X	1.00				
Subtotal		298,406				
Economic Factor	X 1.00					
			Total Value			298,406

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Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Garage	2013	160	B 100	5,285	Avq.	95%	100%	100%		5,021
Outbuilding Total										5,021
Acpt Land		20,300	Accepted Bldg			303,400	Total			323,700

Pembroke
 Name: FITCH, WENDY J & DAVID
 GRAHAM, KEVIN

Valuation Report

08/25/2014
 Page 296
 015-038
 61 FRONT ST

Account: 146 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 23 Mill Street

Zoning/Use Residential 1
 Topography Level
 Utilities Dug WellNone
 Street Semi-Improved

Sale Data
 Sale Date 02/09/2004
 Sale Price 15,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 TG Update/Year.. 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.56	Acres-Homesite (Fract)	15,000.00	11,225	100%		11,225
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 0.56					Land Total	13,025

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	304 Sqft	Grade D 100	Base	39,241
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood Posts/Rock	Basement	None	Basement	-4,415
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,942
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,537
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-224
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Old Type	None	Fair	Typical	31,123
Functional Obsolescence						Value(Rcnld)
None		None		30%	86%	8,030

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1900	322	D 100	10,616	Fair	30%	100%	100%	3,185
Frame Shed	1900	264	D 100	3,987	Fair	30%	100%	100%	1,196

Outbuilding Total 4,381

Acpt Land

13,000

Accepted Bldg

12,400

Total

25,400

Pembroke
Name: FITZPATRICK, JOHN B

Valuation Report

08/25/2014

Page 297

Map/Lot:

002-011

Account: 379 Card: 1 of 1

Location:

YOUNGS COVE RD

Neighborhood 24 Youngs Cove Rd

Sale Data	
Sale Date	11/12/2010
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 0 7 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
14.00	Acres-Rear Land 1 =<100	500.00	7,000	100%		7,000
1.00	Acres-Baselot (Fract)	7,000.00	7,000	100%		7,000
Total Acres 15.00					Land Total	14,000

Accpt Land	14,000	Accepted Bldg	0	Total	14,000
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Pembroke

Valuation Report

08/25/2014

Name: FIX, PHYLLIS G (TRUSTEE)

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FIX REVOCABLE LIVING TRUST, PHYLLIS G

Map/Lot:

008-017-001

Account: 1012 Card: 1 of 1

Location:

US RTE 1

Neighborhood 10 Route 1

Sale Data

Sale Date 11/01/1995

Sale Price 0

Sale Type

Financing

Verified

Validity

Zoning/Use Rural
Topography Rolling
Utilities None
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
12.00	Acres-Rear Land 1 =<100	500.00	6,000	100%		6,000
Total Acres 12.00				Land Total		6,000

Accpt Land	6,000	Accepted Bldg	0	Total	6,000
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Pembroke
Name: FLYNN, MARTIN P & CHRISTINE H

Valuation Report

08/25/2014

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Map/Lot:

011-053

Account: 785 Card: 1 of 1

Location:

EAST RIVER RD

Neighborhood 16 East River Rd

Sale Data	
Sale Date	12/17/2012
Sale Price	35,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Rural
Topography Rolling
Utilities None
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 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 1 =<100	500.00	25,000	100%		25,000
22.00	Acres-Rear Land 2 = 101-200	350.00	7,700	100%		7,700
Total Acres 72.00				Land Total		32,700

Accpt Land	32,700	Accepted Bldg	0	Total	32,700
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Pembroke
Name: FLYNN, MARTIN P & CHRISTINE H

Valuation Report

08/25/2014

Page 300

Map/Lot:

011-054

Account: 786 Card: 1 of 1

Location:

EAST RIVER RD

Neighborhood 16 East River Rd

Sale Data	
Sale Date	12/10/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Shore
Topography Below Street
Utilities None
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 040	\$/FF -River Front	77.00	6,567	15%		985
Total Acres 0.18				Land Total		985
Accpt Land	1,000	Accepted Bldg	0	Total		1,000

Pembroke
Name: FOSS, LESTER G & DIANA L

Valuation Report

08/25/2014

Page 301

Map/Lot:

002-006-A

Account: 368 Card: 1 of 1

Location:

470 YOUNGS COVE RD

Neighborhood 24 Youngs Cove Rd

Zoning/Use Residential 1
Topography Rolling
Utilities None
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	15,000.00	7,194	95%		6,834
Total Acres 0.23				Land Total		6,834
Accpt Land		6,800	Accepted Bldg	0	Total	6,800

Pembroke
Name: FOSS, LESTER G & DIANA L

Valuation Report

08/25/2014

Page 302

Map/Lot:

002-006-B

Location:

YOUNGS COVE RD

Account: 370 Card: 1 of 1

Neighborhood 24 Youngs Cove Rd

Zoning/Use Shore
Topography Below Street
Utilities None
Street Gravel

Reference 1 B1243P108

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 060	\$/FF -Tidal Ocean	330.00	17,234	15%		2,585
Total Acres	0.14			Land Total		2,585
Accpt Land		2,600	Accepted Bldg	0	Total	2,600

Pembroke
Name: FOSS, ROBERT & RHONDA

Valuation Report

08/25/2014

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Map/Lot:

005-004

Account: 499 Card: 1 of 1

Location:

14 YOUNGS COVE RD

Neighborhood 2 Leighton Pt Rd

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data	
Sale Date	08/01/1997
Sale Price	14,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2 FORECLOSURE 6/2012

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,000.00	25,000	100%		25,000
2.40	Acres-Rear Land 1 =<100	500.00	1,200	100%		1,200
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 3.40						Land Total 32,200

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1991	576	C 100	9.527	Avq.	84%	100%	100%	8,003
Concrete Slab...	1997	1904	C 100	2.666	Avq.	87%	100%	100%	2,319
28Mobile Home..	1997	28X68	C 100	76.690	Avq.	56%	100%	100%	43,330
Wood Deck	1997	264	C 100	1.653	Avq.	87%	100%	100%	1,438
Outbuilding Total									55,090
Accpt Land		32,200	Accepted Bldg		55,100	Total			87,300

Pembroke

Valuation Report

08/25/2014

Name: FOSS, SUSAN M & WARREN A (L/E)

Page 304

FOSS, SUSAN M & JOSEPH W

Map/Lot:

017-057

Account: 352 Card: 1 of 1

Location:

695 US RTE 1

Neighborhood 10 Route 1

Sale Data

Sale Date	02/01/1992
Sale Price	4,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Other Source
Validity	Other Non Valid

Zoning/Use	Residential 1
Topography	Level
Utilities	Dug WellSeptic System
Street	Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.13	Acres-Homesite (Fract)	15,000.00	5,408	100%		5,408
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 0.13						Land Total 10,208

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Skvline M/H	1994	14X72	B 100	34,581	Avq.	48%	100%	100%	16,685
Concrete Slab...	1994	1008	C 100	1,411	Avq.	85%	100%	100%	1,199
Encl Frame Porch	1995	48	C 100	1,744	Avq.	86%	100%	100%	1,500
Outbuilding Total									19,384
Accpt Land		10,200	Accepted Bldg		19,400	Total		29,600	

Pembroke
Name: FOSTER HOLDINGS, LLC

Valuation Report

08/25/2014

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Map/Lot:

003-034

Account: 916 Card: 1 of 1

Location:

415 GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

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

Reference 1 B2343P275 06/99

Reference 2

Tran/Land/Bldg 0 2 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Deep Ocean	440.00	88,000	100%		88,000
200 X 220	\$/FF -Deep Ocean	440.00	88,000	75%	Excess Frt	66,000
200 X 220	\$/FF -Deep Ocean	440.00	88,000	50%	Excess Frt	44,000
850 X 220	\$/FF -Deep Ocean	440.00	374,000	15%	Excess Frt	56,100
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
17.70	Acres-Rear Land 1 =<100	500.00	8,850	100%		8,850
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 26.02						Land Total 283,950

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Oil Tank /00BBL	1941	67	C 100	92,274	Avg.	56%	100%	100%	51.673
Oil Tank /00BBL	1941	99	C 100	115,525	Avg.	56%	100%	100%	64.694
Oil Tank /00BBL	1941	68	C 100	93,001	Avg.	56%	100%	100%	52.081
Oil Tank /00BBL	1941	67	C 100	92,274	Avg.	56%	100%	100%	51.673
Frame Shed	1941	300	C 100	5,377	Avg.	56%	100%	100%	3,011
Wood Deck	1941	192	C 100	1,250	Avg.	56%	100%	100%	700
Single Pump #	1975	2	C 100	4,480	Avg.	50%	100%	100%	2,240
Single Pump #	1980	3	C 100	6,720	Avg.	50%	100%	100%	3,360
Oil Pipina/00BBL	1941	262	C 100	18,340	Avg.	56%	100%	100%	10,270
Outbuilding Total									239,702
Acpt Land		284,000	Accepted Bldg			239,700	Total		523,700

Neighborhood 17 Mount Tom Rd

Zoning/Use Residential 1
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1 B1472P333

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
11.50	Acres-Rear Land 1 =<100	500.00	5,750	100%		5,750
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 12.50			Land Total			26,750

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	440 Sqft	Grade C 100	Base	54,784
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	-220
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,320
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	-660
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built		Renovated	Kitchens	Baths	Condition		Layout			Total
1950		0	Typical	Typical		Average	Inadeq.			52,584
Functional Obsolescence			Economic Obsolescence			Phys. %	Func. %	Econ. %	Value(Rcnld)	
None			None			61%	95%	100%	30,472	
Outbuildings/Additions/Improvements						Percent Good				Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
One Story Frame	1950	160	C 100	4,731	Avq.	61%	100%	100%	2,886	
One Story Frame	1950	160	C 100	4,731	Avq.	61%	100%	100%	2,886	
Wood Deck	1950	240	C 100	1,519	Avq.	61%	100%	100%	927	
Stable w/Loft	1920	441	E 100	5,083	Fair	30%	100%	100%	1,525	
Frame Shed	1950	96	E 100	1,229	Poor	33%	100%	100%	406	
Frame Shed	1950	56	E 100	944	Poor	33%	100%	100%	312	
Outbuilding Total									8,942	
Acpt Land		26,800		Accepted Bldg		39,400		Total	66,200	

Pembroke
Name: FOX, STANLEY J & MARY A

Valuation Report

08/25/2014

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Map/Lot:

011-030-001

Account: 758 Card: 1 of 1

Location:

410 LITTLE FALLS RD

Neighborhood 13 Little Falls Rd

Zoning/Use Residential 1
Topography Above Street
Utilities Dug WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 11/01/1997
Sale Price 33,000
Sale Type Land & Buildings
Financing Seller Financed
Verified Public Record
Validity Arms Length Sale

Reference 1 B2202P120 03/97

Reference 2 B2202P121 MORTGAGE

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Acres-Homesite (Fract)	15,000.00	14,230	100%		14,230
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						19,030

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	432 Sqft	Grade C 100	Base	54,376
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Wood Shingles	Roof	367
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	85% Forced Warm	Cooling	0% None	Heat	-292
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	-648
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1885	0	Typical	Typical	Average	Typical	53,803
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		50%	100%	100%
						26,902

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
----- S O U N D V A L U E -----									
Stable w/Loft	1889			2,960	Avq.	50%	100%	100%	1,480
Encl Frame Porch	1889	133	C 100	6,180	Avq.	50%	100%	100%	3,090
One Story Frame	1889	209	C 100						
Outbuilding Total									4,570

Acpt Land

19,000

Accepted Bldg

31,500

Total

50,500

Valuation Report

08/25/2014

Page 308

Map/Lot:

005-023

Account: 523 Card: 1 of 1

Location:

218 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

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

Sale Data
Sale Date 01/14/2004
Sale Price 225,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2294P132 11/98

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
100 X 220	\$/FF -Tidal Ocean	330.00	33,000	75%	Excess Frt	24,750
0.20	Acres-Rear Land 1 =<100	500.00	100	100%		100
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.72						Land Total 96,850

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	1,170 Sqft	Grade B 100	Base		112,209
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		1,948
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		3,813
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		1,606
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	Typical	Typical	Average	Typical	119,576
Functional Obsolescence				Phys. %	Func. %	Econ. %
None		None		82%	100%	100%
		Economic Obsolescence				Value(Rcnld)
		None				98,052

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value Rcnld
Frame Garage	1991	1008	D 110	13,460	Avq.	84%	100% 100%	11,306
Wood Deck	1991	464	C 100	2,773	Avq.	84%	100% 100%	2,329
Open Frame Porch	1992	208	C 100	2,461	Avq.	84%	100% 100%	2,067
Outbuilding Total								15,702

Acpt Land

96,900

Accepted Bldg

113,800

Total

210,700

Pembroke
Name: FROST, DOUGLAS

Valuation Report

08/25/2014

Page 309

Map/Lot:

014-080

Account: 77 Card: 1 of 1

Location:

67 HARDY POINT RD

Neighborhood 20 Factory Rd

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 1 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -River Front	110.00	22,000	100%		22,000
120 X 220	\$/FF -River Front	110.00	13,200	75%	Excess Frt	9,900
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.62						Land Total 37,900

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	532 Sqft	Grade C 100	Base	62,095
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-266
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	847
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
1850	1980	Typical	Typical	Average	Typical	
Functional	Obsolescence	Economic	Obsolescence	Phys. %	Func. %	Econ. %
None	None	None	None	50%	95%	100%
						Value(Rcnld) 29,771

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Two Story Frame	1980	192	C 100	8,403	Avg.	50%	100%	100%	4,202
One Story Frame	1980	183	C 100	5,411	Avg.	50%	100%	100%	2,706
Encl Frame Porch	1980	40	C 100	1,630	Avg.	50%	100%	100%	815
Open Frame Porch	1980	48	C 100	729	Avg.	50%	100%	100%	364
Wood Deck	1980	130	C 100	903	Avg.	50%	100%	100%	452
Stable w/Loft	1980	462	D 100	8,588	Avg.	71%	100%	100%	6,097
Frame Garage	1995	672	C 100	10,725	Avg.	86%	100%	100%	9,224
Outbuilding Total									23,860

Acpt Land

37,900

Accepted Bldg

53,600

Total

91,500

Pembroke
Name: FROST, ERNA JOY

Valuation Report

08/25/2014

Page 310

Map/Lot:

006-014

Account: 559 Card: 1 of 1

Location:

255 GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 22 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	75%	Excess Frt	49,500
150 X 220	\$/FF -Tidal Ocean	330.00	49,500	50%	Excess Frt	24,750
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
1.50	Acres-Rear Land 1 =<100	500.00	750	100%		750
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.28						162,000

Land Total

Dwelling Description

Replacement Cost New

Split Level	One Story	2,040 Sqft	Grade B 100	Base	128,380
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	420 Sqft, Grade B	Basement Gar	2 CAR	Fin Bsmt	6,461
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,265
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	2	Plumbing	3,050
Attic	None			Attic	0
FirePlaces	2			Fireplace	5,490
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition		Layout	Total
1967	0	Typical	Typical	Above Average		Typical	145,646
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		76%	100%	100%	110,691

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1967	34	B 100	1,226	Avq+	76%	100%	100%	932
Open Frame Porch	1967	16	B 100	468	Avq+	76%	100%	100%	356
Open Frame Porch	1967	144	B 100	2,157	Avq+	76%	100%	100%	1,639
Outbuilding Total									2,927

Acpt Land

162,000

Accepted Bldg

113,600

Total

275,600

Pembroke

Valuation Report

08/25/2014

Name: FROST, KENNETH

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MOORE, PAMELA & WHORLEY, AVIS

Map/Lot:

005-007-003

Account: 504 Card: 1 of 1

Location:

356 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Sale Data	
Sale Date	10/01/2001
Sale Price	15,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

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

Reference 1 B2564P130 10/01

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 2 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
025 X 220	\$/FF -Tidal Ocean	330.00	8,250	75%	Excess Frt	6,188
0.40	Acres-Rear Land 1 =<100	500.00	200	100%		200
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.54					Land Total	78,388

Dwelling Description

Replacement Cost New

Ranch	One Story	1,312 Sqft	Grade B 100	Base	88,996
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	1,457
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,288
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,200
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	Typical	Typical	Good	Typical	93,941
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	92%	100%	100%	86,426	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Open Frame Porch	2002	96	B 100	1,523	Good	92%	100%	100%		1,401
Frame Garaqe	2002	480	B 100	10,160	Good	92%	100%	100%		9,347
							Outbuilding Total			10,748

Acpt Land

78,400

Accepted Bldg

97,200

Total

175,600

Pembroke
Name: GAGNON, ELIZABETH H

Valuation Report

08/25/2014

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Map/Lot:

015-050

Account: 156 Card: 1 of 1

Location:

OLD COUNTY RD

Neighborhood 23 Mill Street

Sale Data	
Sale Date	04/22/2010
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
5.00	Acres-Rear Land 1 =<100	500.00	2,500	100%		2,500
Total Acres 6.00				Land Total		17,500

Accpt Land	17,500	Accepted Bldg	0	Total	17,500
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Neighborhood 10 Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities Dug WellSeptic System
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
38.00	Acres-Rear Land 1 =<100	500.00	19,000	100%		19,000
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 39.00 Land Total						38,800

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	448 Sqft	Grade C 100	Base	57,627
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	-224
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Gravity Warm	Cooling	0% None	Heat	-392
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	3,125
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1850	1987	Typical	Typical	Average	Typical	60,136	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		50%	100%	100%	30,068

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Two Story Frame	1987	352	C 100	15,406	Avq.	82%	100%	100%	12,633
Unfin Basement	1987	352	C 100	6,030	Avq.	82%	100%	100%	4,945
1 & 3/4 Story Fr	1947	308	C 100	12,932	Avq.	50%	100%	100%	6,466
Unfin Basement	1947	308	C 100	5,747	Avq.	50%	100%	100%	2,874
Encl Frame Porch	1947	75	C 100	2,131	Avq.	50%	100%	100%	1,066
Stable w/Loft	1947	480	D 100	8,803	Avq.	59%	100%	100%	5,194
Frame Garage	1850	336	E 100	3,265	Fair	30%	100%	100%	980
Frame Shed	1947	180	E 100	1,831	Avq-	50%	100%	100%	916
Frame Garage	2001	864	C 110	14,435	Avq.	89%	100%	100%	12,847
Frame Shed	2001	200	E 100	1,974	Avq-	84%	100%	100%	1,658
Outbuilding Total									49,579

Acpt Land

38,800

Accepted Bldg

79,600

Total

118,400

Pembroke

Valuation Report

08/25/2014

Name: GANONG, GORDON G & JENNIE J (L/E)

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GANONG, JULIE; GORDON; BRIAN; CRAIG

Map/Lot:

009-018

Account: 689 Card: 1 of 2

Location:

479 OLD COUNTY RD

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 1 19 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
8.81	Acres-Rear Land 1 =<100	500.00	4,405	100%		4,405
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 9.81						Land Total 25,405

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	782 Sqft	Grade C 110	Base	82,932
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	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
1890	1980	Typical	Typical	Above Average	Typical	
Functional	Obsolescence	Economic	Obsolescence	Phys. %	Func. %	Econ. %
None		None		60%	95%	100%
						Value(Rcnd)
						47,271

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
One Story Frame	1980	180	C 110	5.855	Avq+	60%	100%	100%	3,513
Wood Deck	1980	195	C 110	1.394	Avq+	60%	100%	100%	836
Frame Garage	2006	720	B 100	13.817	Avq+	60%	100%	100%	8,290
Swimming Pool	2000	678	B 100	17.370	Avq+	60%	100%	100%	10,422
Outbuilding Total									23,061

Acpt Land

25,400

Accepted Bldg

70,300

Total

95,700

Pembroke

Valuation Report

08/25/2014

Name: GANONG, GORDON G & JENNIE J (L/E)

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GANONG, JULIE; GORDON; BRIAN; CRAIG

Map/Lot:

009-018

Account: 689

Card: 2 of 2

Location:

OLD RT 1

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 1 19 0 Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1950	6120	D 100	72,692	Avg-	52%	50%	100%	18,900
						Outbuilding Total			18,900
Accpt Land			0	Accepted Bldg		18,900	Total		18,900

Pembroke

Valuation Report

08/25/2014

Name: GANONG, GORDON G & JENNIE J (L/E)

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GANONG, JULIE; GORDON;BRIAN;CRAIG

Map/Lot:

009-018

Account: 689

Location:

OLD RT 1

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	25,400	70,300	95,700	25,400	70,300	95,700
2	0	18,900	18,900	0	18,900	18,900
TOTAL	25,400	89,200	114,600	25,400	89,200	114,600

Pembroke
Name: GARDNER,PETER D

Valuation Report

08/25/2014

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Map/Lot:

013-029

Account: 852 Card: 1 of 1

Location:

MT TOM RD

Neighborhood 17 Mount Tom Rd

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

Sale Data	
Sale Date	11/01/1999
Sale Price	18,600
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B2398P196 00/99

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -River Front	77.00	15,400	100%		15,400
050 X 220	\$/FF -River Front	77.00	3,850	75%	Excess Frt	2,888
0.90	Acres-Rear Land 1 =<100	350.00	315	100%		315
Total Acres 2.16				Land Total		18,603

Dwelling Description

Replacement Cost New

Cape Cod	One Story	320 Sqft	Grade SC100	Base	23,620
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	-2,798
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,294
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,237
Attic	Full Finished			Attic	4,343
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	320	Insulation	-211
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Obsolete	None	Below Average	Typical	22,423
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	68%	81%	100%	12,351	

Acpt Land

18,600

Accepted Bldg

12,400

Total

31,000

Pembroke
Name: GARNER, JANICE P

Valuation Report

08/25/2014

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Map/Lot:

010-027

Account: 726 Card: 1 of 1

Location:

259 AYERS JCT RD

Neighborhood 11 Route 214

Sale Data	
Sale Date	02/09/2012
Sale Price	20,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use	Rural
Topography	Rolling
Utilities	Septic SystemDrilled Well
Street	Paved

Reference 1
Reference 2 SITE IMP PENDING HOUSE BURNT 3/2013
Tran/Land/Bldg 3 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.80	Acres-Rear Land 1 =<100	500.00	5,400	100%		5,400
1.00	Acres-Homesite	15,000.00	15,000	100%		15,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 11.80						Land Total 26,400

Outbuildings/Additions/Improvements							Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func Econ	Rcnld
10Mobile Home	0			----	SOUND	VALUE----		2,000
Encl Frame Porch	0			----	SOUND	VALUE----		500
Frame Shed	0			----	SOUND	VALUE----		1,000
Outbuilding Total							3,500	
Acpt Land		26,400	Accepted Bldg		3,500	Total		29,900

Pembroke
Name: GAUG, SUSAN M

Valuation Report

08/25/2014

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Map/Lot:

008-012-002

Location:

RT 1

Account: 126 Card: 1 of 1

Neighborhood 10 Route 1

Sale Data	
Sale Date	11/10/2003
Sale Price	29,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use	Residential 1
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
4.00	Acres-Rear Land 1 =<100	500.00	2,000	100%		2,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
0.11	Acres-Rear Land 1 =<100	500.00	55	100%		55
Total Acres 5.11						Land Total 23,055

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
Beaumont	M/H	1974	14X60	B 100	29,901	Poor	20% 50% 100%	2,990
Outbuilding Total								2,990
Acpt Land		23,100	Accepted Bldg		3,000	Total		26,100

Pembroke
Name: GAYDEBOUROFF,OLEG E & OLGA

Valuation Report

08/25/2014

Page 320

Map/Lot:

001-026&027

Account: 246 Card: 1 of 1

Location:

908 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Deep Ocean	440.00	88,000	100%		88,000
200 X 220	\$/FF -Deep Ocean	440.00	88,000	75%	Excess Frt	66,000
200 X 220	\$/FF -Deep Ocean	440.00	88,000	50%	Excess Frt	44,000
900 X 220	\$/FF -Deep Ocean	440.00	396,000	15%	Excess Frt	59,400
1.00	Acres-Homesite (Fract)	25,000.00	25,000	100%		25,000
24.20	Acres-Rear Land 1 =<100	500.00	12,100	100%		12,100
3.00	# -Lot Improvements	3,000.00	9,000	100%		9,000
Total Acres 32.78			Land Total			303,500

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,636 Sqft	Grade D 110	Base	113,584
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-738
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-9,756
Rooms	9				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,128
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,771
Unfin. Living Area	40%			Unfinished	-9,444

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1970	Obsolete	Typical	Poor	Inadeq.	93,003
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		20%	86%	100%
						Value(Rcnld)
						15,997

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Two Story Frame	1970	800	D 110	31,581	Poor	20%	80%	100%	5,053
Unfin Basement	1970	800	D 110	8,036	Poor	20%	80%	100%	1,286
Two Story Frame	1980	2450	D 110	96,713	Poor	20%	60%	100%	11,606
Wood Deck	1980	190	D 110	1,119	Poor	20%	100%	100%	224
Wood Deck	1980	190	D 110	1,119	Poor	20%	100%	100%	224
Wood Deck	1980	700	D 110	3,693	Poor	20%	100%	100%	739
Encl Frame Porch	1980	55	D 110	1,663	Poor	20%	100%	100%	333
Outbuilding Total									19,465

Acpt Land

303,500

Accepted Bldg

35,500 Total

339,000

Pembroke
Name: GILLESPIE, ALLEN C & LORRAINE B

Valuation Report

08/25/2014

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Map/Lot:

002-025-001

Account: 393 Card: 1 of 1

Location:

72 GILLESPIE LN

Neighborhood 6 Ox Cove Rd

Sale Data	
Sale Date	12/01/1993
Sale Price	206,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	.....
Validity	Exempt Property

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

Reference 1 (LIFE ESTATE)

Reference 2

Tran/Land/Bldg 0 1 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
0.84	Acres-Rear Land 1 =<100	500.00	420	100%		420
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%	Condition	1,800
Total Acres 1.85 Land Total						71,220

Dwelling Description

Replacement Cost New

Ranch	One Story	1,023 Sqft	Grade B 100	Base	75,788
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,220
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,136
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	8,347
FirePlaces	1			Fireplace	3,050
Insulation	Capped Only			Insulation	-562
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	Typical	Typical	Good	Typical	88,979
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		87%	100%	100%

Value(Rcnld)
77,412

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Wood Deck	1985	908	B 100	6,418	Good	87%	100%	100%		5,584
Outbuilding Total										5,584

Land

0 Accepted Bldg

83,000 Total

83,000

Neighborhood 7 Garnet Head Rd

Zoning/Use Shore
Topography Below Street
Utilities None
Street Semi-Improved

Sale Data
Sale Date 08/22/2011
Sale Price 375,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
152 X 220	\$/FF -Tidal Ocean	330.00	50,160	100%		50,160
1.73	Acres-Rear Land 1 =<100	500.00	865	100%		865
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.50						57,025

Land Total

Dwelling Description

Replacement Cost New

Contemporary	One & 3/4 Story	1,242 Sqft	Grade A 100	Base		157,283
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		2,968
Rooms	7					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		4,688
Attic	None			Attic		0
FirePlaces	1			Fireplace		3,750
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Modern	Modern	Average	Typical	168,689
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		92%	100%	100%
						Value(Rcnd)
						155,194

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	2006	126	A 100	1.322	Avq.	92%	100%	100%	1,216
Frame Garage	2006	984	A 100	21.932	Avq.	92%	100%	100%	20,177
Wood Deck	2006	48	A 100	666	Avq.	92%	100%	100%	613
One Story Frame	2006	50	A 100	2.218	Avq.	92%	100%	100%	2,041
Unfin Basement	2006	50	A 100	6.132	Avq.	92%	100%	100%	5,641
Outbuilding Total									29,688

Acpt Land

57,000

Accepted Bldg

184,900

Total

241,900

Valuation Report

08/25/2014

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Map/Lot:

002-037

Account: 405 Card: 1 of 1

Location:

482 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

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

Sale Data
Sale Date 10/22/2010
Sale Price 230,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	75%	Excess Frt	49,500
050 X 220	\$/FF -Tidal Ocean	330.00	16,500	50%	Excess Frt	8,250
0.90	Acres-Homesite (Fract)	25,000.00	23,717	100%		23,717
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.17						Land Total 153,467

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	960 Sqft	Grade C 110	Base	93,348
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Crawl	Basement	-3,652
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-3,696
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,063
Attic	None			Attic	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	Modern	Typical	Average	Typical	88,063			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
Incomplete		None		87%	100%	76,615			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
2S Frame Garage	1995	720	B 100	17.368	Avq.	86%	100%	100%	14,936
Open Frame Porch	1996	80	B 100	1.312	Avq.	87%	100%	100%	1,141
Carport/Canopy	2002	240	D 100	2.318	Avq.	90%	100%	100%	2,086
Frame Shed	2002	56	D 100	1.547	Avq.	90%	100%	100%	1,392
Outbuilding Total									19,555
Acpt Land		153,500	Accepted Bldg		96,200	Total		249,700	

Pembroke
Name: GLIDDEN, DIANE

Valuation Report

08/25/2014

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Map/Lot:

005-007-B

Location:

LEIGHTON PT RD

Account: 503 Card: 1 of 1

Neighborhood 2 Leighton Pt Rd

Sale Data	
Sale Date	05/13/2002
Sale Price	42,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	75%	Excess Frt	49,500
060 X 220	\$/FF -Tidal Ocean	330.00	19,800	50%	Excess Frt	9,900
1.70	Acres-Rear Land 1 =<100	500.00	850	100%		850
Total Acres 4.02				Land Total		126,250

Acpt Land	126,300	Accepted Bldg	0	Total	126,300
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Pembroke
Name: GOODWIN, CHRIS

Valuation Report

08/25/2014

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Map/Lot:

003-003

Account: 416 Card: 1 of 1

Location:

LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Sale Data	
Sale Date	10/02/2006
Sale Price	55,000
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

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
41.00	Acres-Rear Land 1 =<100	500.00	20,500	100%		20,500
Total Acres 41.00				Land Total		20,500
Accpt Land		20,500	Accepted Bldg	0	Total	20,500

Pembroke
Name: GOODWIN, CHRISTOPHER & RACHEL

Valuation Report

08/25/2014

Page 326

Map/Lot:

016-023-002

Account: 927 Card: 1 of 1

Location:

14 RICE WAY

Neighborhood 10 Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities NoneNone
Street Paved

Sale Data
Sale Date 02/08/2013
Sale Price 21,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
Total Acres 1.00				Land Total		15,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Garage	1988	1288	C 100	18,418	Avq-	76%	100%	100%		13,998
Outbuilding Total										13,998

Accpt Land	15,000	Accepted Bldg	14,000	Total	29,000
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Pembroke
Name: GOODWIN,ALBION

Valuation Report

08/25/2014

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Map/Lot:

014-042

Account: 35 Card: 1 of 1

Location:

HERSEY RD

Neighborhood 9 Centennial Rd

Zoning/Use Rural
Topography Below Street
Utilities NoneNone
Street Gravel

Reference 1 B0600P587 & B1415P024

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -River Front	110.00	22,000	100%		22,000
200 X 220	\$/FF -River Front	110.00	22,000	75%	Excess Frt	16,500
200 X 220	\$/FF -River Front	110.00	22,000	50%	Excess Frt	11,000
125 X 220	\$/FF -River Front	110.00	13,750	15%	Excess Frt	2,063
1.30	Acres-Rear Land 1 =<100	500.00	650	100%		650
Total Acres 4.96			Land Total			52,213
Acpt Land		52,200	Accepted Bldg		0	Total
						52,200

Pembroke
Name: GOODWIN,ALBION D.

Valuation Report

08/25/2014

Page 328

Map/Lot:

015-009

Account: 123 Card: 1 of 1

Location:

70 HERSEY RD

Neighborhood 9 Centennial Rd

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 2 19 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
11.23	Acres-Rear Land 1 =<100	500.00	5,615	100%		5,615
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 12.23 Land Total						26,615

Dwelling Description

Replacement Cost New

Ranch	One Story	1,100 Sqft	Grade B 100	Base	79,307
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	1,221
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
1990	0	Typical	Typical	Above Average	Typical	80,528
Functional Obsolescence						Value(Rcnld)
None		None		Phys. % 86%	Func. % 100%	69,254

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Garage	1990	576	B 100	11,623	Avg.	83%	100%	100%		9,647
Wood Deck	1993	480	B 100	3,493	Avg.	85%	100%	100%		2,969
Outbuilding Total										12,616

Acpt Land

26,600

Accepted Bldg

81,900 **Total**

108,500

Pembroke
Name: GOODWIN,CHRISTOPHER S

Valuation Report

08/25/2014
Page 329
017-001-003
US RTE1

Map/Lot:
Location:

Account: 204 Card: 1 of 1

Neighborhood 10 Route 1

Zoning/Use Rural
Topography Rolling
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
6.30	Acres-Rear Land 1 =<100	500.00	3,150	100%		3,150
Total Acres 6.30				Land Total		3,150
Accpt Land			3,200	Accepted Bldg		0
				Total		3,200

Account: 1060 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 10 Route 1

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

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	90%	Vacancv	13,500
4.20	Acres-Rear Land 1 =<100	500.00	2,100	100%		2,100
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.20 Land Total						21,600

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,008 Sqft	Grade B 100	Base	102,140
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	1,679
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	1,383
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition				Unfinished				0
Built	Renovated	Kitchens	Baths	Condition	Layout			Total
1999	0	Typical	Typical	Good	Typical			105,202
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)	
None		None		91%	100%	100%	95,734	
Outbuildings/Additions/Improvements				Percent Good				Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Encl Frame Porch	1999	30	B 100	1,814	Good	91%	100%	100%
Frame Shed	2004	100	C 100	2,516	Ava.	91%	100%	100%
Frame Shed	2004	672	C 100	10,700	Ava.	91%	100%	100%
Unfinished Attic	2004	672	C 100	2,811	Ava.	91%	100%	100%
Wood Deck	2004	220	B 100	1,716	Good	91%	100%	100%
Wood Deck	2004	45	B 100	521	Good	91%	100%	100%
Outbuilding Total								18,272
Acpt Land		21,600		Accepted Bldg		114,000		Total
								135,600

Pembroke
Name: GOODWIN,STEVEN

Valuation Report

08/25/2014

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Map/Lot:

014-041

Account: 34 Card: 1 of 1

Location:

105 HERSEY RD

Neighborhood 9 Centennial Rd

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Reference 1 B1120P084

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -River Front	110.00	22,000	100%		22,000
015 X 220	\$/FF -River Front	110.00	1,650	75%	Excess Frt	1,238
0.80	Acres-Homesite (Fract)	15,000.00	13,416	100%		13,416
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.89					Land Total	42,654

Dwelling Description

Replacement Cost New

Ranch	One Story	1,188 Sqft	Grade C 110	Base	75,133
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% 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	
1981	0	Typical	Typical	Average	Typical	75,133	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		78%	100%	100%	58,604

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1977	480	C 110	9,160	Avq.	78%	100%	100%	7,145
Frame Shed	1981	192	E 50	958	Poor	54%	100%	100%	517
Wood Deck	1993	220	C 110	1,548	Avq.	78%	100%	100%	1,207
Frame Garage	2003	832	B 100	15,522	Good	93%	100%	100%	14,435
Wood Deck	2003	110	C 110	871	Avq.	78%	100%	100%	679
Outbuilding Total									23,983
Acpt Land		42,700	Accepted Bldg		82,600	Total			125,300

Pembroke
Name: GORDON, GRETCHEN

Valuation Report

08/25/2014

Page 332

Map/Lot:

002-022

Account: 389 Card: 1 of 2

Location:

272 YOUNGS COVE RD

Neighborhood 24 Youngs Cove Rd
Tree Growth 2010
Zoning/Use Residential 1
Topography Rolling
Utilities Dug WellSeptic System
Street Gravel

Sale Data
Sale Date 08/01/1992
Sale Price 20,824
Sale Type Land & Buildings
Financing Unknown
Verified Other Source
Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 2010 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
2.00	Acres-Rear Land 1 =<100	500.00	1,000	100%		1,000
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
2.00	Acres-Softwood	122.00	244	100%		244
14.00	Acres-Mixed Wood	126.00	1,764	100%		1,764
3.00	Acres-Hardwood	115.00	345	100%		345
Total Acres 22.00						Land Total 23,153

Dwelling Description

Replacement Cost New

Other	One Story	448 Sqft	Grade C 100	Base	40,582
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/4 Bmt	Basement	-2,141
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	1	Plumbing	1,250
Attic	1/4 Finished			Attic	3,232
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1775	1989	Typical	Typical	Above Average	Typical	42,923
Functional Obsolescence						Value(Rcnld)
None		None		Phys. % 60%	Func. % 100%	25,754

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1989	554	C 110	18,019	Avq+	85%	100%	100%	15,316
Frame Shed	1989	80	C 100	2,230	Avq.	83%	100%	100%	1,851
Stable w/Loft	1989	1144	C 100	20,422	Avq+	60%	100%	100%	12,253
Finished Attic	1989	1144	C 100	16,710	Avq+	60%	100%	100%	10,026
Frame Shed	1989	480	D 100	6,521	Avq.	83%	90%	100%	4,871
Frame Shed	1989			----- SOUND VALUE -----					500
Frame Shed	1995	120	D 100	2,297	Avq.	86%	100%	100%	1,975
Frame Shed	1995	48	E 100	886	Avq.	86%	100%	100%	762
Frame Shed	1995	80	D 100	1,828	Avq.	86%	100%	100%	1,572
Open Frame Porch	1998	340	C 100	3,889	Avq+	60%	100%	100%	2,333
Outbuilding Total									51,459

Acpt Land

23,200

Accepted Bldg

77,200

Total

100,400

Pembroke
Name: GORDON, GRETCHEN

Valuation Report

08/25/2014

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Map/Lot:

002-022

Account: 389 Card: 2 of 2

Location:

YOUNGS COVE RD

Neighborhood 24 Youngs Cove Rd

Zoning/Use Residential 1
Topography Rolling
Utilities Dug WellSeptic System
Street Gravel

Sale Data	
Sale Date	08/01/1992
Sale Price	20,824
Sale Type	Land & Buildings
Financing	Unknown
Verified	Other Source
Validity	Other Non Valid

Reference 1 B1977P321 08/92

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Dwelling Description				Replacement Cost New	
Conventional	One Story	192 Sqft	Grade SC100	Base	20,455
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood Posts/Rock	Basement	None	Basement	-2,925
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,040
Rooms	1				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,237
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	192	Insulation	-127
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Obsolete	None	Below Average	Inadeq.	15,126
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None		52%	77%	100%	6,056
Accpt Land	0	Accepted Bldg	6,100	Total		6,100

Pembroke
Name: GORDON, GRETCHEN

Valuation Report

08/25/2014

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Map/Lot:

002-022

Account: 389

Location:

YOUNGS COVE RD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	23,200	77,200	100,400	23,200	77,200	100,400
2	0	6,100	6,100	0	6,100	6,100
TOTAL	23,200	83,300	106,500	23,200	83,300	106,500

Pembroke
Name: GORDON,JOHN W

Valuation Report

08/25/2014

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Map/Lot:

014-083-A

Account: 91 Card: 1 of 1

Location:

27 HARDY POINT RD

Neighborhood 20 Factory Rd

Sale Data	
Sale Date	07/26/2006
Sale Price	16,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Shore
Topography Below Street
Utilities NoneNone
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
090 X 220	\$/FF -River Front	110.00	9,900	100%		9,900
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.45					Land Total	15,900

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	1960	768	D 100	9,778	Avq-	58%	100%	100%	5,671
Finished Attic	2007	768	D 100	10,896	Avq-	88%	100%	100%	9,588
Wood Deck	2007	144	B 100	1,197	Avq.	93%	100%	100%	1,113
Outbuilding Total									16,372
Acpt Land		15,900	Accepted Bldg		16,400	Total		32,300	

Pembroke
Name: GORDON,JOHN W

Valuation Report

08/25/2014

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Map/Lot:

013-030

Account: 853 Card: 1 of 1

Location:

55 MT TOM RD

Neighborhood 17 Mount Tom Rd

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

Sale Data
Sale Date 07/01/2001
Sale Price 30,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Partial Interest

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -River Front	77.00	15,400	100%		15,400
0.50	Acres-Rear Land 1 =<100	350.00	175	100%		175
2.00	# -Lot Improvements	2,100.00	4,200	100%		4,200
Total Acres 1.51						Land Total 19,775

Dwelling Description

Replacement Cost New

Other	One Story	224 Sqft	Grade SC100	Base	21,246
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	-2,513
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,104
Rooms	2				
Bedrooms	1	Add Fixtures	1		
Baths	0	Half Baths	1	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-89
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	Obsolete	Obsolete	Average	Inadeq.	17,540
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. %	Econ. %
None		None		77%	77%	100%
						Value(Rcnld) 10,399

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1979	64	E 100	1,000	Poor	53%	100%	100%	530
Frame Shed	2008	240	C 100	4,519	Good	94%	100%	100%	4,248
Outbuilding Total									4,778

Acpt Land

19,800

Accepted Bldg

15,200

Total

35,000

Pembroke
Name: GORDON,JOHN W

Valuation Report

08/25/2014

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Map/Lot:

013-032

Location:

MT TOM RD

Account: 855 Card: 1 of 1

Neighborhood 17 Mount Tom Rd

Sale Data	
Sale Date	07/01/2001
Sale Price	30,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Partial Interest

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -River Front	77.00	15,400	100%		15,400
Total Acres 1.01				Land Total		15,400
Accpt Land		15,400	Accepted Bldg	0	Total	15,400

Pembroke
Name: GOULD, ALMA M

Valuation Report

08/25/2014

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Map/Lot:

016-002

Account: 179 Card: 1 of 1

Location:

11 TRIANGLE AVE

Neighborhood 10 Route 1

Zoning/Use Residential 1
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 08/11/2011
Sale Price 91,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	15,000.00	21,213	100%		21,213
13.00	Acres-Rear Land 1 =<100	500.00	6,500	100%		6,500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 15.00						Land Total 33,713

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	910 Sqft	Grade C 100	Base	78,728
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	-455
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,242
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,875
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-819
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1832	1985	Typical	Typical	Average	Typical	
Functional	Obsolescence	Economic	Obsolescence	Phys. %	Func. %	Econ. %
None		None		50%	100%	100%
						Value(Rcnld) 40,286

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1985	406	C 100	12,005	Avq.	50%	100%	100%	6,002
Unfin Basement	1985	406	C 100	6,377	Avq.	50%	100%	100%	3,188
One Story Frame	1985	260	C 100	7,687	Avq.	50%	100%	100%	3,844
Encl Frame Porch	1985	174	C 100	3,546	Avq.	50%	100%	100%	1,773
Wood Deck	1985	306	C 100	1,889	Avq.	50%	100%	100%	944
Wood Deck	1985	358	C 100	2,180	Good	87%	100%	100%	1,897
Frame Garage	1985	864	C 100	13,124	Avq.	50%	100%	100%	6,562
Frame Garage	1985	400	C 100	7,329	Avq.	80%	100%	100%	5,863
Frame Garage	1985	240	D 100	4,371	Avq-	74%	100%	100%	3,235
Frame Garage	1985	240	D 100	4,371	Avq-	74%	100%	100%	3,235

Outbuilding Total 36,543

Acpt Land

33,700

Accepted Bldg

76,800 Total

110,500

Pembroke

Valuation Report

08/25/2014

Name: GOULD, ALMA M

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GOULD, DANIEL E

Map/Lot:

016-003

Account: 181 Card: 1 of 1

Location:

430 US RTE 1

Neighborhood 10 Route 1

Sale Data

Sale Date 11/01/2000
 Sale Price 65,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use Residential 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
1.40	Acres-Rear Land 1 =<100	500.00	700	100%		700
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.40						Land Total 21,700

Dwelling Description**Replacement Cost New**

Conventional	One & 1/2 Story	936 Sqft	Grade C 100	Base	80,053
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 1/4 Bmt	Basement	-3,166
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	85% Hot Water BB	Cooling	0% None	Heat	454
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-632
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	1950	Typical	Typical	Good	Typical	76,709
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		70%	95% 100%	51,011

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1850	446	C 100	13,188	Good	70%	100%	100%	9,232
Frame Shed	1850	465	C 100	7,738	Good	70%	100%	100%	5,417
Stable w/Loft	1850	1440	D 100	20,286	Fair	30%	100%	100%	6,086
Frame Garage	1950	576	C 110	10,479	Avq.	61%	100%	100%	6,392
Outbuilding Total									27,127

Accpt Land

21,700

Accepted Bldg

78,100

Total

99,800

Pembroke
Name: GRACE CHRISTIAN CHURCH OF

Valuation Report

08/25/2014

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Map/Lot:

014-101

Account: 899 Card: 1 of 1

Location:

LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Sale Data	
Sale Date	04/23/2003
Sale Price	25,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 43 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Homesite (Fract)	15,000.00	6,708	100%		6,708
Total Acres 0.20						6,708

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Encl Frame Porch	1940	80	C 100	2.202	Avq.	55%	100%	100%	1,211	
Outbuilding Total									1,211	

Accpt Land	6,700	Bldg Override	26,400	Total	33,100
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Account: 240 Card: 1 of 1

Neighborhood 2 Leighton Pt Rd
Tree Growth 1991
Zoning/Use Shore
Topography Rolling
Utilities Dug WellSeptic System
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 6 0

TG Update/Year.. 2011 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Shorefront Amenity Lot	70,000.00	70,000	100%		70,000
1.00	Acres-Rear Land 1 =<100	500.00	500	100%		500
66.00	Acres-Softwood	122.00	8,052	100%		8,052
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 68.00 Land Total						83,352

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,020 Sqft	Grade A 100	Base	126,499
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,088
Rooms	7				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,875
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-1,033
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1988	0	Modern	Modern	Good	Typical	129,429	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		88%	100%	100%	113,898

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1988	400	A 100	17,741	Good	88%	100%	100%	15,612
Frame Garage	1988	900	A 100	20,359	Good	88%	100%	100%	17,916
2S Frame Garage	1988	2400	A 100	58,117	Good	88%	100%	100%	51,143
Encl Frame Porch	1991	200	A 100	5,877	Good	88%	100%	100%	5,172
Outbuilding Total									89,843

Acpt Land

83,400

Accepted Bldg

203,700

Total

287,100

Pembroke
Name: GRANNIS,STEPHEN & CHRISTINA

Valuation Report

08/25/2014

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Map/Lot:

011-048

Account: 778 Card: 1 of 1

Location:

EAST RIVER RD

Neighborhood 16 East River Rd

Zoning/Use Shore
Topography Rolling
Utilities None
Street Gravel

Reference 1 B1520P279

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 130	\$/FF -River Front	77.00	11,838	50%	Size/Shape	5,919
200 X 130	\$/FF -River Front	77.00	11,838	15%	Restrictio	1,776
200 X 100	\$/FF -River Front	77.00	10,383	15%	Restrictio	1,557
900 X 100	\$/FF -River Front	77.00	46,722	15%	Restrictio	7,008
160 X 100	\$/FF -River Front	77.00	8,306	15%	Restrictio	1,246
Total Acres 4.10			Land Total			17,506
Acpt Land		17,500	Accepted Bldg		0 Total	17,500

Neighborhood 16 East River Rd

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellCesspool
Street Semi-Improved

Sale Data
Sale Date 07/01/1988
Sale Price 29,000
Sale Type Land Only
Financing Unknown
Verified
Validity Split/Assemblage

Reference 1 B1520P279 07/88

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
50.00	Acres-Rear Land 1 =<100	500.00	25,000	100%		25,000
50.00	Acres-Rear Land 2 = 101-200	350.00	17,500	100%		17,500
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 101.00						62,300

Land Total

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,024 Sqft	Grade B 100	Base	112,234
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	0% Not Heated	Cooling	0% None	Heat	-8,716
Rooms	7				
Bedrooms	5	Add Fixtures	0		
Baths	0	Half Baths	2	Plumbing	763
Attic	None			Attic	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	Old Type	Average	Typical	104,281			
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnld)			
Incomplete		None		82%	71%	60,712			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Frame Shed	1988	60	E 100	972	Poor	59%	95%	100%	544
Frame Shed	1988	60	E 100	972	Poor	59%	95%	100%	544
Outbuilding Total									1,088
Acpt Land		62,300		Accepted Bldg		61,800		Total	124,100

Pembroke
Name: GREENLAW, GERALD & CHRISTINE

Valuation Report

08/25/2014

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Map/Lot:

015-029

Location:

HIGH ST

Account: 139 Card: 1 of 1

Neighborhood 21 High Street

Sale Data	
Sale Date	08/11/2010
Sale Price	12,000
Sale Type	Land Only
Financing	Conventional
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

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
1.30	Acres-Rear Land 1 =<100	500.00	650	100%		650
Total Acres 2.30				Land Total		15,650

Accpt Land

15,700

Accepted Bldg

0 **Total**

15,700

Pembroke
Name: GREENLAW,GARY

Valuation Report

08/25/2014

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Map/Lot:

015-058

Account: 166 Card: 1 of 1

Location:

418 OLD COUNTY RD

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1 B1456P189 & B1976P076

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
3.00	Acres-Rear Land 1 =<100	500.00	1,500	100%		1,500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.00			Land Total			22,500

Dwelling Description

Replacement Cost New

Ranch	One Story	616 Sqft	Grade C 110	Base	51,563
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	313 Sqft, Grade C	Basement Gar	None	Fin Bsmt	2,066
Heating	0% Floor/Wall Unit	Cooling	0% None	Heat	-3,133
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
1980	0	Typical	Typical	Average	Typical	50,496
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	78%	100%	100%	39,387	
Outbuildings/Additions/Improvements					Value Rcnld	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	
Encl Frame Porch	1980	42	C 110	1,823 Avq.	78% 100% 100%	
Encl Frame Porch	1980	25	C 110	1,555 Avq.	78% 100% 100%	
Wood Deck	1980	144	C 110	1,079 Avq.	78% 100% 100%	
2S Frame Garage	1992	672	C 100	13,537 Avq.	84% 90% 100%	
Wood Deck	1992	300	C 100	1,855 Avq.	84% 100% 100%	
Open Frame Porch	2001	64	E 100	451 Poor	68% 100% 100%	
Wood Deck	2001	96	E 100	356 Poor	68% 100% 100%	
Outbuilding Total					15,818	
Accpt Land		22,500	Accepted Bldg		55,200	Total
						77,700

Pembroke
Name: GREY, ALLEN

Valuation Report

08/25/2014

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Map/Lot:

007-001

Account: 596 Card: 1 of 1

Location:

315 BRICKYARD RD

Neighborhood 8 Brickyard Rd
Tree Growth 1982
Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 2005 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
2.00	Acres-Rear Land 1 =<100	500.00	1,000	100%		1,000
1.00	Acres-Class 2 Roads	1,500.00	1,500	100%		1,500
87.00	Acres-Softwood	122.00	10,614	100%		10,614
35.00	Acres-Mixed Wood	126.00	4,410	100%		4,410
16.00	Acres-Waste-Wet Land	50.00	800	100%		800
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 142.00 Land Total						39,324

Dwelling Description

Replacement Cost New

Conventional	One Story	1,891 Sqft	Grade C 110	Base	104,101
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	-1,040
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-7,340
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	18,471
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1986	0	Typical	Typical	Average	Typical	114,192			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Incomplete		Generator Only..		81%	85%	95%	74,690		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	1986	96	C 100	2,430	Avq.	81%	100%	95%	1,870
Frame Shed	1986	192	C 100	3,832	Avq-	74%	100%	95%	2,694
Frame Shed	2008	280	D 100	4,175	Good	94%	80%	95%	2,982
Res. Greenhouse	2008	504	E 30	2,453	Avq.	93%	100%	95%	2,167
Outbuilding Total									9,713
Accpt Land		39,300		Accepted Bldg		84,400		Total	123,700

Valuation Report

08/25/2014

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Map/Lot:

011-007

Account: 733 Card: 1 of 1

Location:

166 LITTLE FALLS RD

Neighborhood 13 Little Falls Rd

Zoning/Use Residential 1
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 10/15/2003
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

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
3.50	Acres-Rear Land 1 =<100	500.00	1,750	100%		1,750
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.50						Land Total 22,750

Dwelling Description

Replacement Cost New

Ranch	One Story	1,176 Sqft	Grade C 110	Base		74,638
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% Electric	Cooling	0% None	Heat		-1,294
Rooms	5					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		1,375
Attic	None			Attic		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	Good	Typical	74,719
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		81%	100%	60,522

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1965	576	C 110	10,480	Good	81%	100%	100%	8,489
Stable w/Loft	1965	864	C 110	17,972	Good	81%	100%	100%	14,557
Frame Garage	1965	528	C 110	9,820	Good	81%	100%	100%	7,954
Frame Shed	1965	96	D 110	2,218	Avq.	69%	100%	100%	1,530
One Story Frame	1965	182	C 110	5,919	Good	81%	100%	100%	4,794
Unfin Basement	1965	182	C 110	5,431	Good	81%	100%	100%	4,399
One Story Frame	2010	566	C 110	18,409	Good	81%	100%	100%	14,911
Wood Deck	2010	410	C 110	2,719	Good	81%	100%	100%	2,202
Outbuilding Total									58,836

Acpt Land

22,800

Accepted Bldg

119,400

Total

142,200

Pembroke

Valuation Report

08/25/2014

Name: GRIFFIN, ADAM R & TONIA M

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Map/Lot:

011-007

Account: 733

Card: 1 of 1

Location:

166 LITTLE FALLS RD



Valuation Report

08/25/2014

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Map/Lot:

007-005-001

Account: 1070 Card: 1 of 1

Location:

241 OX COVE RD

Neighborhood 6 Ox Cove Rd

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

Sale Data
Sale Date 05/19/2008
Sale Price 285,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	75%	Excess Frt	49,500
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	50%	Excess Frt	0
200 X 220	\$/FF -Tidal Ocean	122.00	10,614	50%	Size/Shape	16,500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
10.90	Acres-Rear Land 1 =<100	500.00	5,450	100%		5,450
Total Acres 13.93						Land Total 143,450

Dwelling Description

Replacement Cost New

Ranch	One Story	1,710 Sqft	Grade B 100	Base	107,185
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	-2,086
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,288
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,565
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	Typical	Typical	Good	Typical	108,952
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		92%	100%	100%
						Value(Rcnld)
						100,236

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2002	133	B 100	2,012	Good	92%	100%	100%	1,851
Open Frame Porch	2002	208	B 100	3,003	Good	92%	100%	100%	2,763
Frame Garage	2002	576	B 100	11,623	Good	92%	100%	100%	10,693
2S Frame Garage	2009	840	B 100	19,503	Avq+	94%	100%	100%	18,333
Carport/Canopy	2009	400	B 100	4,612	Avq+	94%	100%	100%	4,335
Outbuilding Total									37,975

Acpt Land

143,500

Accepted Bldg

138,200

Total

281,700

Pembroke
Name: GRIFFIN, TIMOTHY W & BETTY A

Valuation Report

08/25/2014

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Map/Lot:

009-025

Account: 697 Card: 1 of 1

Location:

GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

Sale Data	
Sale Date	12/30/2010
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 Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
7.63	Acres-Rear Land 1 =<100	500.00	3,815	100%		3,815
Total Acres 8.63					Land Total	18,815

Accpt Land

18,800

Accepted Bldg

0 **Total**

18,800

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.50	Acres-Rear Land 1 =<100	500.00	750	100%		750
Total Acres 2.50						Land Total 24,750

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade C 100	Base	61,560
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,000
Heating	100% Hot Water BB	Cooling	0% None	Heat	917
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1983	0	Typical	Typical	Average	Typical	63,477	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		79%	100%	100%	50,147

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1983	588	C 100	3,468	Avq.	79%	100%	100%	2,740
Frame Shed	1983	200	E 100	1,974	Poor	56%	100%	100%	1,105
One Story Frame	1992	448	D 100	10,863	Avq.	84%	100%	100%	9,125
One Story Frame	1995	448	D 100	10,863	Avq.	86%	90%	100%	8,408
One Story Frame	1999	195	C 100	5,765	Avq.	79%	100%	100%	4,554
Unfin Basement	1999	195	C 100	5,020	Avq.	79%	100%	100%	3,966
Encl Frame Porch	1999	48	C 100	1,744	Avq.	79%	100%	100%	1,378
Open Frame Porch	1999	144	E 100	885	Poor	67%	100%	100%	593
2S Frame Garage	2003	864	C 100	16,338	Avq.	79%	100%	100%	12,907
Outbuilding Total									44,776

Acpt Land

24,800

Accepted Bldg

94,900 **Total**

119,700

Pembroke
Name: GRIFFIN,TIMOTHY & BETTY

Valuation Report

08/25/2014

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Map/Lot:

009-021

Account: 693 Card: 1 of 1

Location:

OLD COUNTY RD

Neighborhood 12 Old Route 1

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

Reference 1 B1586P296

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
21.00	Acres-Rear Land 1 =<100	500.00	10,500	100%		10,500
Total Acres 21.00				Land Total		10,500
Accpt Land		10,500	Accepted Bldg	0	Total	10,500

Pembroke
Name: GRIFFIN,TIMOTHY SHANE

Valuation Report

08/25/2014

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Map/Lot:

011-008

Account: 737 Card: 1 of 1

Location:

177 LITTLE FALLS RD

Neighborhood 13 Little Falls Rd

Zoning/Use Shore
Topography Below Street
Utilities Dug WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 07/14/2004
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

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 215	\$/FF -River Front	77.00	15,224	100%		15,224
075 X 215	\$/FF -River Front	77.00	5,709	75%	Excess Frt	4,282
1.00	# -Lot Improvements	2,100.00	2,100	100%		2,100
1.00	# -Lot Improvements	2,100.00	2,100	60%		1,260
Total Acres 1.36						Land Total 22,866

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,176 Sqft	Grade C 105	Base	101,169
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,050
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,966
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,313
Attic	None			Attic	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	Modern	Modern	Average	Typical	105,498
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		92%	100%	100%
						Value(Rcnld) 97,058
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy
Wood Deck	2006	25	C 105	330	Avg.	92%
						Percent Good
						Func Econ
						100% 100%
Outbuilding Total						304
Acpt Land						22,900
Accepted Bldg						97,400
Total						120,300

Pembroke
Name: GRIFFIN,TIMOTHY W. & BETTY A.

Valuation Report

08/25/2014

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Map/Lot:

015-065-001

Account: 175 Card: 1 of 1

Location:

407 OLD COUNTY RD

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
Topography Below Street
Utilities Dug WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 06/01/1994
Sale Price 25,000
Sale Type Land & Buildings
Financing Unknown
Verified Other Source
Validity Arms Length Sale

Reference 1 B1932P312

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.50	Acres-Rear Land 1 =<100	500.00	250	100%		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 1.50						20,050

Dwelling Description				Replacement Cost New	
Ranch	One Story	620 Sqft	Grade D 100	Base	38,561
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	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						Layout			Total
Built	Renovated	Kitchens	Baths	Condition					
1920	0	Typical	Typical	Below Average					38,561
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		40%	100%	100%	15,424		
Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1920	156	E 50	829	Poor	20%	100%	100%	166
						Outbuilding Total			166
Acpt Land		20,100		Accepted Bldg		15,600		Total	35,700

Neighborhood 12 Old Route 1

Zoning/Use Shore
Topography Above Street
Utilities Dug WellNone
Street Semi-Improved

Sale Data
Sale Date 11/21/2005
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
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 150	\$/FF -River Front	110.00	9,083	100%		9,083
2.00	# -Lot Improvements	3,000.00	6,000	60%		3,600
Total Acres 0.34						Land Total 12,683

Dwelling Description

Replacement Cost New

Conventional	Two & 1/2 Story	744 Sqft	Grade C 100	Base	93,523
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	1,693
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,875
Attic	None			Attic	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	1998	Typical	Typical	Above Average	Typical	97,091
Functional Obsolescence				Phys. %	Func. %	Econ. %
None		None		60%	100%	100%
Value(Rcnld)						58,255
Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Phy
Wood Deck	2006	400	C 100	2,415	Avq.	92%
Percent Good						Value
Func Econ						Rcnld
2,222						2,222
Outbuilding Total						2,222
Acpt Land		12,700	Accepted Bldg		60,500	Total
						73,200

Pembroke
Name: GRIGGS, TERRY E & MARIA J

Valuation Report

08/25/2014

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Map/Lot:

014-090

Account: 93 Card: 1 of 1

Location:

OLD COUNTY RD

Neighborhood 12 Old Route 1

Zoning/Use Rural
Topography Rolling
Utilities NoneNone
Street Gravel

Sale Data	
Sale Date	11/21/2005
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

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	Acres-Homesite (Fract)	15,000.00	8,216	100%		8,216
Total Acres 0.30				Land Total		8,216
Accpt Land		8,200	Accepted Bldg		0	Total
						8,200

Pembroke
Name: HAAS,DANIEL

Valuation Report

08/25/2014

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Map/Lot:

017-015

Account: 315 Card: 1 of 1

Location:

100 LITTLE FALLS RD

Neighborhood 13 Little Falls Rd

Zoning/Use Residential 1
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1 B1627P291

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
44.00	Acres-Rear Land 1 =<100	500.00	22,000	100%		22,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 45.00 Land Total						43,000

Dwelling Description

Replacement Cost New

Conventional	One Story	561 Sqft	Grade D 110	Base	38,402
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Composition	Roof	-101
					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	-2,420
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	
1920	0	Typical	Typical	Average	Inadeq.	35,881	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		50%	95%	100%	17,043

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1920	252	E 50	1,173	Poor	20%	100%	100%	235
One Story Frame	1920	230	D 110	6,135	Avq.	50%	100%	100%	3,068
Encl Frame Porch	1920	119	D 110	2,489	Avq.	50%	100%	100%	1,244
Encl Frame Porch	1920	20	D 110	1,211	Avq.	50%	100%	100%	606
Outbuilding Total									5,153

Acpt Land

43,000

Accepted Bldg

22,200 Total

65,200

Pembroke
Name: HADDEN, RANDY L & SUZANNE

Valuation Report

08/25/2014

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Map/Lot:

012-012

Location:

RT 1

Account: 799 Card: 1 of 1

Neighborhood 10 Route 1

Zoning/Use Rural
Topography Rolling
Utilities None
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
62.00	Acres-Rear Land 3 = 201+	245.00	15,190	100%		15,190
Total Acres 62.00				Land Total		15,190

Accpt Land	15,200	Accepted Bldg	0	Total	15,200
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Pembroke
Name: HALLOWELL FAMILY PARTS & REPAIRS

Valuation Report

08/25/2014
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008-012-001
354 US RTE 1

Account: 937 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 10 Route 1

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

Sale Data
Sale Date 07/28/2011
Sale Price 155,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2 SWITCH TO CMML
Tran/Land/Bldg 3 2 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
10.89	Acres-Rear Land 1 =<100	500.00	5,445	100%		5,445
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 11.89						Land Total 26,445

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Unfinished Attic	1968	1920	C 100	5,432	Avq.	71%	100%	100%	3,857	
Commercial.....	1960			----- S O U N D V A L U E -----					131,700	
Commercial.....	2007			----- S O U N D V A L U E -----					68,700	
Outbuilding Total									204,257	
Acpt Land		26,400	Accepted Bldg		204,300	Total			230,700	

Pembroke

Valuation Report

08/25/2014

Name: HAMILTON, DARRIN W

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WALSH, ERIN M

Map/Lot:

005-020

Account: 520 Card: 1 of 1

Location:

LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Sale Data

Sale Date 04/01/2013

Sale Price 0

Sale Type Land & Buildings

Financing Unknown

Verified Public Record

Validity Related Parties

Zoning/Use Shore
 Topography Below Street
 Utilities None
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
030 X 227	\$/FF -Tidal Ocean	330.00	10,056	50%	Size/Shape	5,028
Total Acres 0.16					Land Total	5,028

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
Frame Shed	1970	240	E 100	2.260	Fair	57%	100% 100%	Rcnld 1,288
							Outbuilding Total	1,288

Accpt Land

5,000

Accepted Bldg

1,300

Total

6,300

Pembroke

Valuation Report

08/25/2014

Name: HAMILTON, DARRIN W

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WALSH, ERIN M

Map/Lot:

005-021

Account: 521 Card: 1 of 1

Location:

221 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Sale Data

Sale Date 04/01/2013
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Zoning/Use Residential 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,000.00	25,000	100%		25,000
10.00	Acres-Rear Land 1 =<100	500.00	5,000	100%		5,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 11.00						36,000

Land Total

Dwelling Description**Replacement Cost New**

Conventional	One Story	720 Sqft	Grade C 100	Base	50,771
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	655
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Typical	Typical	Below Average	Typical	51,426
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		52%	100%	100%

Value(Rcnld)

26,742

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1970	280	C 100	8,280	Avq-	52%	100%	100%	4,306
Unfin Basement	1970	280	D 100	4,564	Avq-	64%	100%	100%	2,921
Wood Deck	1970	312	C 100	1,922	Avq-	52%	100%	100%	999
Frame Garage	1950	520	C 100	8,827	Avq-	52%	100%	100%	4,590
Open Frame Porch	1970	216	C 100	2,548	Avq-	52%	100%	100%	1,325

Outbuilding Total 14,141

Acpt Land

36,000

Accepted Bldg

40,900

Total

76,900

Pembroke
Name: HAMMER, JENNIFER PRIESTLEY

Valuation Report

08/25/2014

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Map/Lot:

002-045

Account: 976 Card: 1 of 1

Location:

YOUNGS COVE RD

Neighborhood 22 Middle Street

Sale Data	
Sale Date	06/01/2005
Sale Price	12,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Zoning/Use Rural
Topography Rolling
Utilities None
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 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 1 =<100	500.00	25,000	100%		25,000
33.00	Acres-Rear Land 2 = 101-200	350.00	11,550	100%		11,550
Total Acres 83.00				Land Total		36,550

Accpt Land	36,600	Accepted Bldg	0	Total	36,600
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Valuation Report

08/25/2014

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Map/Lot:

008-009

Account: 643 Card: 1 of 1

Location:

21 OLD COUNTY RD

Neighborhood 10 Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities Dug WellSeptic System
Street Paved

Sale Data
Sale Date 02/01/1992
Sale Price 66,300
Sale Type Land & Buildings
Financing Unknown
Verified Other Source
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
19.00	Acres-Rear Land 1 =<100	500.00	9,500	100%		9,500
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 20.00						Land Total 29,300

Dwelling Description

Replacement Cost New

Split Level	One Story	1,016 Sqft	Grade C 110	Base	71,448
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	576 Sqft, Grade C	Basement Gar	None	Fin Bsmt	5,069
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,063
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	Typical	Typical	Above Average	Typical	78,580
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		81%	100%	100%
						Value(Rcnld) 63,650

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1979	320	C 100	1,967	Avq.	77%	100%	100%	1,515
Encl Frame Porch	1979	25	C 100	1,414	Avq.	77%	100%	100%	1,089
1SFr Overhang	1979	48	C 110	1,561	Avq.	77%	100%	100%	1,202
Frame Garage	1979	896	C 100	13,523	Avq.	77%	100%	100%	10,413
Outbuilding Total									14,219

Acpt Land

29,300

Accepted Bldg

77,900

Total

107,200

Pembroke
Name: HARDY,CARROL

Valuation Report

08/25/2014
Page 364
014-021
475 US RTE 1

Account: 942 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 10 Route 1

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

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.65	Acres-Homesite (Fract)	15,000.00	12,093	100%		12,093
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.65				Land Total		18,093
Accpt Land		18,100	Bldg Override		19,000	Total
						37,100

Pembroke

Valuation Report

08/25/2014

Name: HARMON, JEAN F REALTY TRUST

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HARMON, ZEKE F

Map/Lot:

002-001

Account: 362 Card: 1 of 1

Location:

YOUNGS COVE RD

Neighborhood 4 Lower Cross Rd

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
57.36	Acres-Rear Land 1 =<100	500.00	28,680	100%		28,680
200 X 115	\$/FF -Tidal Ocean	330.00	47,718	50%	Restrictio	23,859
200 X 115	\$/FF -Tidal Ocean	330.00	47,718	37%	Excess Frt	17,656
200 X 115	\$/FF -Tidal Ocean	330.00	47,718	25%	Excess Frt	11,929
150 X 115	\$/FF -Tidal Ocean	330.00	35,788	12%	Excess Frt	4,295
Total Acres 59.35					Land Total	86,419

Acpt Land

86,400

Accepted Bldg0 **Total**

86,400

Pembroke
Name: HARMON, ROSEMARY L

Valuation Report

08/25/2014

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Map/Lot:

014-010

Account: 12 Card: 1 of 1

Location:

55 OLD COUNTY RD

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.59	Acres-Rear Land 1 =<100	500.00	295	100%		295
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.59 Land Total						21,295

Dwelling Description

Replacement Cost New

Ranch	One Story	968 Sqft	Grade C 110	Base	66,067
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	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,375
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1969	0	Typical	Typical	Average	Typical	67,442
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		71%	100% 100%	47,884

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1969	55	C 110	2,029	Avq.	71%	100%	100%	1,441
Wood Deck	1969	402	C 110	2,668	Avq.	71%	100%	100%	1,894
Frame Garage	1969	360	C 100	6,829	Avq.	71%	100%	100%	4,849
Stable w/Loft	1969	704	D 100	11,483	Avq.	71%	100%	100%	8,153
One Story Frame	1991	288	C 110	9,367	Avq.	71%	100%	100%	6,651
Unfin Basement	1991	288	C 110	6,180	Avq.	71%	100%	100%	4,388

Outbuilding Total 27,376

Acpt Land

21,300

Accepted Bldg

75,300

Total

96,600

Pembroke
Name: HARRIS, VALERIE L

Valuation Report

08/25/2014

Page 367

Map/Lot:

014-072

Account: 69 Card: 1 of 1

Location:

30 HARDY POINT RD

Neighborhood 20 Factory Rd

Zoning/Use Residential 1
Topography Level
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 07/28/2004
Sale Price 25,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.45	Acres-Homesite (Fract)	15,000.00	10,062	100%		10,062
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.45 Land Total						16,062

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	690 Sqft	Grade D 110	Base	60,903
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-1,780
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	850
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,128
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-560
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1850	1920	Old Type	Old Type	Below Average	Typical	60,541	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		40%	86%	100%	20,826

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1850	700	D 110	25,388	Avq-	40%	85%	100%	8,632
Unfin Basement	1850	700	D 110	7,455	Avq-	40%	100%	100%	2,982
Open Frame Porch	1850	175	D 110	1,897	Avq-	40%	100%	100%	759
Frame Shed	1850	98	D 100	2,040	Fair	30%	90%	100%	551
Frame Garage	1850	288	D 100	4,864	Fair	30%	100%	100%	1,459
Outbuilding Total									14,383

Acpt Land

16,100

Accepted Bldg

35,200

Total

51,300

Pembroke
Name: HARVEY, THOMAS

Valuation Report

08/25/2014

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Map/Lot:

015-052

Account: 158 Card: 1 of 1

Location:

318 OLD COUNTY RD

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 06/21/2010
Sale Price 45,000
Sale Type Land & Buildings
Financing Conventional
Verified Buyer
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.63	Acres-Homesite (Fract)	15,000.00	11,906	100%		11,906
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.63 Land Total						17,906

Dwelling Description

Replacement Cost New

Conventional	Two Story	725 Sqft	Grade D 100	Base	61,843
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	-297
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,082
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,050
Insulation	None			Insulation	-1,189
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1897	0	Typical	Typical	Average	Typical	63,489
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		50%	100%	100%

Value(Rcnld)
31,744

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Two Story Frame	1897	368	D 100	13,206	Avq.	50%	100%	100%	6,603
Encl Frame Porch	1897	18	D 100	1,078	Avq.	50%	100%	100%	539
Encl Frame Porch	1897	18	D 100	1,078	Avq.	50%	100%	100%	539

Outbuilding Total 7,681

Acpt Land

17,900

Accepted Bldg

39,400 Total

57,300

Pembroke
Name: HAWKES,WESLEY

Valuation Report

08/25/2014

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Map/Lot:

010-028

Account: 727 Card: 1 of 1

Location:

16 DAIRY LN

Neighborhood 11 Route 214

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B2679P164

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15.000	100%		15.000
50.00	Acres-Rear Land 1 =<100	500.00	25.000	100%		25.000
50.00	Acres-Rear Land 2 = 101-200	350.00	17.500	100%		17.500
50.00	Acres-Rear Land 3 = 201+	245.00	12.250	100%		12.250
2.00	# -Lot Improvements	3,000.00	6.000	100%		6.000
Total Acres 151.00 Land Total						75,750

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	720 Sqft	Grade D 110	Base	65,030
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	-1,826
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	75% Forced Warm	Cooling	0% None	Heat	-852
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	-682
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1875	1970	Typical	Typical	Average	Typical	
Functional	Obsolescence	Economic	Obsolescence	Phys. %	Func. %	Econ. %
None	None	None	None	50%	100%	100%
Value(Rcnld)						30,835

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1875	160	D 110	5,803	Avq.	50%	100%	100%	2,902
Unfin Basement	1875	160	D 110	4,325	Avq.	50%	100%	100%	2,162
Stable w/Loft	1875	2300	D 100	30,575	Avq-	40%	50%	100%	6,115
Stable w/Loft	1875	2574	D 100	33,852	Avq-	40%	50%	100%	6,770
Frame Shed	1875	221	D 100	3,483	Avq-	40%	90%	100%	1,254
Frame Shed	1875	493	D 100	6,674	Avq-	40%	90%	100%	2,403
Frame Garage	1970	416	C 100	7,528	Avq.	72%	100%	100%	5,420
Frame Garage	1970	338	C 100	6,555	Avq.	72%	90%	100%	4,248
Frame Garage	1970	520	B 100	10,769	Avq.	72%	100%	100%	7,754
Frame Garage	1990	720	D 100	9,286	Avq-	77%	70%	100%	5,005
Outbuilding Total									44,033

Accept Land

75,800

Accepted Bldg

74,900 Total

150,700

Pembroke
Name: HEALEY,SHEILA

Valuation Report

08/25/2014

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Map/Lot:

009-013

Account: 686 Card: 1 of 1

Location:

OLD COUNTY RD

Neighborhood 12 Old Route 1

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

Reference 1 B1851P332

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	75%	Excess Frt	49,500
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	50%	Excess Frt	33,000
550 X 220	\$/FF -Tidal Ocean	330.00	181,500	15%	Excess Frt	27,225
50.00	Acres-Rear Land 1 = <100	500.00	25,000	100%		25,000
14.20	Acres-Rear Land 2 = 101-200	350.00	4,970	100%		4,970
Total Acres 70.01			Land Total			205,695
Acpt Land		205,700	Accepted Bldg		0	Total
						205,700

Pembroke
Name: HEATHCOTE,WALTER R & MARY R

Valuation Report

08/25/2014

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Map/Lot:

003-002

Location:

LEIGHTON PT RD

Account: 415 Card: 1 of 1

Neighborhood 2 Leighton Pt Rd

Sale Data	
Sale Date	07/01/1990
Sale Price	45,000
Sale Type	Land Only
Financing	Unknown
Verified	Other Source
Validity	Arms Length Sale

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

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
27.44	Acres-Rear Land 1 =<100	500.00	13,720	100%		13,720
Total Acres 27.44				Land Total		13,720

Accpt Land	13,700	Accepted Bldg	0	Total	13,700
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Pembroke

Valuation Report

08/25/2014

Name: HEGARTY, SEAN

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DAVIS, LAUREL

Map/Lot:

013-049-001

Account: 247 Card: 1 of 1

Location:

1336 RIDGE RD

Neighborhood 18 Robbinston Ridge

Sale Data

Sale Date	01/17/2012
Sale Price	28,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use	Residential 1
Topography	Rolling
Utilities	Dug WellSeptic System
Street	Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	15,000.00	15,000	100%		15,000
2.17	Acres-Rear Land 1 =<100	500.00	1,085	100%		1,085
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 3.17						Land Total 20,885

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
14Mobile Home	1974	14X66	C 100	28,372	Good	50%	100%	100%	14,186
Frame Shed	1876	210	E 100	2,044	Poor	20%	100%	100%	409
Encl Frame Porch	1997	48	C 100	1,744	Good	91%	100%	100%	1,587
One Story Frame	1999	266	C 100	7,865	Ava.	88%	100%	100%	6,921
Outbuilding Total									23,103
Acpt Land		20,900	Accepted Bldg		23,100	Total		44,000	

Pembroke
Name: HENRIQUE, STEPHEN & ANGELA

Valuation Report

08/25/2014

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Map/Lot:

010-024

Account: 723 Card: 1 of 1

Location:

321 AYERS JCT RD

Neighborhood 11 Route 214

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

Sale Data	
Sale Date	06/30/2005
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

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
18.30	Acres-Rear Land 1 =<100	500.00	9,150	100%		9,150
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 19.30						Land Total 30,150

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Holly Park M/H	1991	14X68	A 100	41.276	Avg.	40%	100%	100%	16,510
Concrete Slab...	2006	952	C 100	1.333	Avg.	92%	100%	100%	1,226
Frame Shed	1991								400
----- S O U N D V A L U E -----									
Outbuilding Total									18,136
Accpt Land		30,200	Accepted Bldg		18,100	Total			48,300

Pembroke
Name: HERSEY NECK LLC

Valuation Report

08/25/2014

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Map/Lot:

003-020-004

Location:

GARNET HEAD RD

Account: 1114 Card: 1 of 1

Neighborhood 7 Garnet Head Rd

Sale Data	
Sale Date	06/13/2008
Sale Price	185,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Zoning/Use Shore
Topography Rolling
Utilities
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 7 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	75%	Excess Frt	49,500
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	50%	Excess Frt	33,000
378 X 220	\$/FF -Tidal Ocean	330.00	124,740	15%	Excess Frt	18,711
49.21	Acres-Rear Land 1 =<100	500.00	24,605	100%		24,605
Total Acres 54.15					Land Total	191,816

Acpt Land

191,800

Accepted Bldg

0 **Total**

191,800

Pembroke
Name: HERSEY, AUBREY & ELEANOR

Valuation Report

08/25/2014

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Map/Lot:

002-017

Account: 385 Card: 1 of 1

Location:

306 YOUNGS COVE RD

Neighborhood 24 Youngs Cove Rd

Zoning/Use Residential 1
Topography Rolling
Utilities None
Street Gravel

Reference 1 B2433P034 (LIFE ESTATE) 03/00

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	95%		14,250
49.00	Acres-Rear Land 1 =<100	500.00	24,500	100%		24,500
Total Acres 50.00				Land Total		38,750
Accpt Land		38,800	Accepted Bldg	0	Total	38,800

Pembroke
Name: HERSEY,RICHARD W.

Valuation Report

08/25/2014

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Map/Lot:

006-022

Account: 567 Card: 1 of 1

Location:

163 GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

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

Reference 1 B1762P293

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	75%	Excess Frt	49,500
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	50%	Excess Frt	33,000
900 X 220	\$/FF -Tidal Ocean	330.00	297,000	15%	Excess Frt	44,550
4.54	Acres-Rear Land 1 =<100	500.00	2,270	100%		2,270
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 12.12						Land Total 201,320

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	714 Sqft	Grade D 100	Base	58,856
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-1,651
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	Floor & Stairs			Attic	995
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-615
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition		Layout	Total
1890	0	Old Type	Old Type	Below Average		Typical	57,585
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		40%	90%	100%	20,731

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1890	498	D 100	4,592	Avq-	40%	100%	100%	1,837
Frame Garage	1890	450	D 100	6,521	Avq-	40%	100%	100%	2,608
Outbuilding Total									4,445

Acpt Land

201,300

Accepted Bldg

25,200 Total

226,500

Pembroke

Valuation Report

08/25/2014

Name: HILLYARD, THOMAS

Page 377

HILLYARD, WENDE O & PETER W

Map/Lot:

005-002-B

Account: 496 Card: 1 of 1

Location:

435 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Sale Data

Sale Date 09/23/2009
 Sale Price 199,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use Residential 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,000.00	25,000	100%		25,000
4.90	Acres-Rear Land 1 =<100	500.00	2,450	100%		2,450
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.90						Land Total 33,450

Dwelling Description**Replacement Cost New**

Ranch	One Story	1,120 Sqft	Grade B 100	Base	80,221
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	1,243
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,025
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	Modern	Modern	Good	Typical	82,489
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		92%	100%	100%
						Value(Rcnld)
						75,890

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2002	80	B 100	760	Good	92%	100%	100%	699
One Story Frame	2002	100	B 100	3,608	Good	92%	100%	100%	3,319
Open Frame Porch	2002	40	B 100	784	Good	92%	100%	100%	721
Open Frame Porch	2002	40	B 100	784	Good	92%	100%	100%	721
One Story Frame	2002	200	B 100	7,214	Good	92%	100%	100%	6,637
Frame Garage	2002	504	B 100	10,525	Good	92%	100%	100%	9,683
Outbuilding Total									21,780

Acpt Land

33,500

Accepted Bldg

97,700

Total

131,200

Pembroke

Valuation Report

08/25/2014

Name: HILYARD, PETER

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POLSKY, FERN

Map/Lot:

017-058

Account: 353 Card: 1 of 1

Location:

10 HIGH ST

Neighborhood 21 High Street

Sale Data

Sale Date 09/30/2004
 Sale Price 18,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use Residential 1
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.83	Acres-Homesite (Fract)	15,000.00	13,666	100%		13,666
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.83						Land Total 19,666

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
Frame Garage	2010	768	B 100	14,547	Avq.	94%	100% 100%	13,674
Outbuilding Total								13,674

Accpt Land

19,700

Accepted Bldg

13,700

Total

33,400

Pembroke
Name: HILYARD,PETER & FERN

Valuation Report

08/25/2014

Page 379

Map/Lot:

017-059

Account: 354 Card: 1 of 1

Location:

16 HIGH ST

Neighborhood 21 High Street

Zoning/Use Residential 1
Topography Below Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.51	Acres-Homesite (Fract)	15,000.00	10,712	100%		10,712
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.51 Land Total						16,712

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	432 Sqft	Grade C 100	Base	56,775
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 Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,512
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
1840	2000	Typical	Typical	Average	Typical	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete	None	50%	90%	100%	24,868	
Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	Value Rcnld
1 & 3/4 Story Fr	1840	260	C 100	10,916 Avq.	50% 100% 100%	5,458
Frame Shed	1840	270	D 100	4,057 Fair	30% 100% 100%	1,217
Unfinished Attic	1840	270	D 100	1,613 Fair	30% 100% 100%	484
Frame Shed	1840	144	E 50	787 Poor	20% 90% 100%	141
Wood Deck	2000	48	C 100	444 Avq.	50% 90% 100%	200
One Story Frame	2013	198	C 100	5,855 Avq.	95% 100% 100%	5,562
Outbuilding Total						13,062
Acpt Land		16,700	Accepted Bldg		37,900	Total 54,600

Pembroke
Name: HITCHINGS, DAVID

Valuation Report

08/25/2014

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Map/Lot:

001-002-B

Account: 214 Card: 1 of 1

Location:

243 REVERSING FALLS RD

Neighborhood 1 Revers Falls Rd

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

Sale Data
Sale Date 02/01/1996
Sale Price 14,000
Sale Type Land Only
Financing Unknown
Verified
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 205	\$/FF -Tidal Ocean	330.00	63,710	100%		63,710
020 X 205	\$/FF -Tidal Ocean	330.00	6,371	75%	Excess Frt	4,778
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.03					Land Total	74,488

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	576 Sqft	Grade C 110	Base	67,884
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 Crawl	Basement	-2,807
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,901
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	Typical	Typical	Good	Typical	63,176
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	91%	100%	100%	57,490	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1997	198	C 110	2,589	Good	91%	100%	100%	2,356
Wood Deck	1997	144	C 110	1,079	Good	91%	100%	100%	982
One Story Frame	2004	120	C 110	3,902	Good	91%	100%	100%	3,551
2S Frame Shed	2004	240	C 110	7,312	Good	93%	100%	100%	6,800
Outbuilding Total									13,689

Acpt Land

74,500

Accepted Bldg

71,200

Total

145,700

Pembroke
Name: HOFFMAN, SANDRA

Valuation Report

08/25/2014

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Map/Lot:

014-046

Account: 41 Card: 1 of 1

Location:

12 AUBREY LN

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 12/10/2008
Sale Price 68,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.70	Acres-Rear Land 1 =<100	500.00	350	100%		350
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.70 Land Total						21,350

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	546 Sqft	Grade C 100	Base	62,839
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	870
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-430
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1944	0	Typical	Typical	Average	Typical	63,279	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		57%	100%	100%	36,069

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
Frame Garage	1950	576	C 100	9,527	Avq.	57%	100% 100%	5,430
Outbuilding Total								5,430

Acpt Land

21,400

Accepted Bldg

41,500

Total

62,900

Valuation Report

08/25/2014

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Map/Lot:

014-029

Account: 27 Card: 1 of 1

Location:

134 OLD COUNTY RD

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 01/01/1995
Sale Price 47,000
Sale Type Land & Buildings
Financing Unknown
Verified Other Source
Validity Distressed Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.71	Acres-Homesite (Fract)	15,000.00	12,639	100%		12,639
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.71						Land Total 18,639

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	960 Sqft	Grade C 100	Base	84,861
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-480
Fin. Basement Area	357 Sqft, Grade D	Basement Gar	None	Fin Bsmt	2,576
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,250
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,500
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1909	1950	Typical	Typical	Poor	Typical	90,707			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	20%	100%	100%	18,141				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1950	240	C 100	4,491	Poor	20%	100%	100%	898
Encl Frame Porch	1950	140	C 100	3,060	Poor	20%	100%	100%	612
Wood Deck	1950	360	C 100	2,191	Poor	20%	100%	100%	438
Frame Garage	1980	576	D 100	7,812	Fair	64%	100%	100%	5,000
Swimming Pool	1990			- - - - S O U N D V A L U E - - - -					0
Frame Shed	1950	240	C 100	4,519	Poor	33%	100%	100%	1,491
Outbuilding Total									8,439
Acpt Land		18,600		Accepted Bldg		26,600		Total	45,200

Pembroke
Name: HOLLAND JR, DONALD H

Valuation Report

08/25/2014

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Map/Lot:

011-039-001

Account: 768 Card: 1 of 1

Location:

363 EAST RIVER RD

Neighborhood 16 East River Rd

Zoning/Use Residential 1
Topography Above Street
Utilities Dug WellSeptic System
Street Gravel

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	95%		14,250
14.00	Acres-Rear Land 1 =<100	500.00	7,000	100%		7,000
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 15.00						Land Total 26,050

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1975	1056	C 100	15,520	Avg.	75%	100%	100%	11,640
Frame Shed	1975	120	E 100	1,400	Poor	50%	100%	100%	700
Wood Deck	1975	128	D 100	731	Avg.	75%	100%	100%	548
14Mobile Home	1990	14X66	A 100	40,301	Avg.	40%	100%	100%	16,120
Concrete Slab...	1971	1356	C 100	1,898	Avg.	73%	100%	100%	1,386
One Story Frame	1998	384	C 100	11,354	Avg.	88%	100%	100%	9,992
Encl Frame Porch	1998	48	C 100	1,744	Avg.	88%	100%	100%	1,535
Outbuilding Total									41,921

Accpt Land

26,100

Accepted Bldg

41,900

Total

68,000

Pembroke
Name: HOLLAND, DELILIAH

Valuation Report

08/25/2014

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Map/Lot:

014-053-001

Account: 51 Card: 1 of 1

Location:

149 HARDY POINT RD

Neighborhood 20 Factory Rd

Zoning/Use Residential 1
Topography Below Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
0.51	Acres-Rear Land 1 =<100	500.00	255	100%		255
Total Acres 1.51						Land Total 21,255

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Concrete Slab...	1989	988	C 100	1,383	Avg.	83%	100%	100%	1,148
Frame Shed	1989	120	E 50	700	Poor	60%	100%	100%	420
Frame Shed	1950	800	E 50	3,133	Poor	33%	100%	100%	1,034
Frame Garage	2000	576	D 100	7,812	Avg.	83%	80%	100%	5,187
26Mobile Home..	1994	26X40	B 100	63,706	Avg.	48%	100%	100%	30,738
Frame Shed	2005								1,000
----- S O U N D V A L U E -----									
Outbuilding Total									39,527
Acpt Land		21,300	Accepted Bldg		39,500	Total			60,800

Pembroke
Name: HOLLAND,DONALD & SALLY

Valuation Report

08/25/2014

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Map/Lot:

013-007

Account: 826 Card: 1 of 1

Location:

8 MT TOM RD

Neighborhood 17 Mount Tom Rd

Zoning/Use Residential 1
Topography Level
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 09/01/1992
Sale Price 20,000
Sale Type Land & Buildings
Financing Unknown
Verified Other Source
Validity Arms Length Sale

Reference 1 B1901P283 09/92

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 1 19 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	15,000.00	10.607	100%		10.607
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.50						Land Total 16,607

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1995	80	D 100	1,806	Avq-	80%	100%	100%	1,445
Frame Garage	1860	304	D 100	5,026	Avq-	40%	100%	100%	2,010
Frame Shed	1860	54	E 100	930	Poor	20%	100%	100%	186
28Mobile Home..	1995	28X48	C 110	66,912	Avq.	51%	100%	100%	34,125
Concrete Slab...	1995	1344	C 100	1,882	Avq.	86%	100%	100%	1,619
Outbuilding Total									39,385
Acpt Land		16,600	Accepted Bldg		39,400	Total			56,000

Pembroke

Valuation Report

08/25/2014

Name: HOLLINGSWORTH, KAREN R

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GRANN, DOUGLAS H

Map/Lot:

004-023

Account: 486 Card: 1 of 1

Location:

387 OX COVE RD

Neighborhood 6 Ox Cove Rd
 Tree Growth 1985
 Zoning/Use Shore
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Reference 1

Reference 2 3800' SF PER DEED

Tran/Land/Bldg 2 6 0

TG Update/Year.. 2012 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Shorefront Amenity Lot	70,000.00	70,000	100%		70,000
3.00	Acres-Rear Land 1 =<100	500.00	1,500	100%		1,500
9.00	Acres-Softwood	122.00	1,098	100%		1,098
12.00	Acres-Mixed Wood	126.00	1,512	100%		1,512
17.00	Acres-Hardwood	115.00	1,955	100%		1,955
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 42.00						Land Total 82,065

Dwelling Description

Replacement Cost New

Contemporary	One & 1/2 Story	784 Sqft	Grade C 110	Base	83,517
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	784 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,899
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,177
Rooms	5				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	4,125
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	0	Typical	Typical	Good	Typical	95,718
Functional Obsolescence						Value(Rcnld)
None		None		87%	100%	83,275

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1984	192	C 110	2,516	Good	87%	100%	100%	2,189
One Story Frame	1984	192	C 110	6,244	Good	87%	100%	100%	5,432
Unfin Basement	1984	192	C 110	5,501	Good	87%	100%	100%	4,786
One Story Frame	1984	320	C 110	10,408	Good	87%	100%	100%	9,055
Stable w/Loft	1984	336	C 100	8,635	Avq.	80%	100%	100%	6,908
Frame Shed	1984	120	E 50	700	Poor	56%	100%	100%	392
Frame Garage	1984	768	C 100	11,924	Avq.	80%	100%	100%	9,539
Frame Shed	1984	64	D 100	1,641	Avq-	73%	100%	100%	1,198
Outbuilding Total									39,499

Acpt Land

82,100

Accepted Bldg

122,800 Total

204,900

Pembroke
Name: HOLLOWAY, JOHN & SANDRA

Valuation Report

08/25/2014

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Map/Lot:

005-010-003

Location:

LEIGHTON PT RD

Account: 939 Card: 1 of 1

Neighborhood 2 Leighton Pt Rd

Sale Data	
Sale Date	09/11/2008
Sale Price	19,900
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential 1
Topography Rolling
Utilities
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,000.00	25,000	100%		25,000
1.50	Acres-Rear Land 1 =<100	500.00	750	100%		750
Total Acres 2.50				Land Total		25,750

Accpt Land	25,800	Accepted Bldg	0	Total	25,800
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Pembroke
Name: HOLT, NAZRENE N

Valuation Report

08/25/2014
Page 388
012-014-002
SMALL PL

Account: 1048 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 11 Route 214

Zoning/Use Rural
Topography Rolling
Utilities None
Street Gravel

Sale Data	
Sale Date	10/19/2004
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
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.50	Acres-Rear Land 1 =<100	500.00	2,250	100%		2,250
Total Acres 4.50				Land Total		2,250
Accpt Land		2,300	Accepted Bldg	0	Total	2,300

Pembroke

Valuation Report

08/25/2014

Name: HONEKER, BETTE JEAN

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BARTOSH, LARRY S

Map/Lot:

012-014-001

Account: 1017 Card: 1 of 1

Location:

7 SMALL PL

Neighborhood 11 Route 214

Sale Data

Sale Date 09/23/2011
 Sale Price 16,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use Rural
 Topography Rolling
 Utilities None
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	50%	Access	7,500
5.00	Acres-Rear Land 1 =<100	500.00	2,500	100%		2,500
Total Acres 6.00						Land Total 10,000

Dwelling Description**Replacement Cost New**

Log Home	One Story	312 Sqft	Grade E 100	Base	16,857
Exterior	Single Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood Posts/Rock	Basement	None	Basement	-2,726
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-968
Rooms	1				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-937
Attic	1/4 Finished			Attic	1,429
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	312	Insulation	-156
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	Obsolete	Obsolete	Fair	Inadeq.	13,499
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		Location		71%	54%	60%
						Value(Rcnld)
						3,105

Acctd Land

10,000

Accepted Bldg

3,100

Total

13,100

Pembroke

Valuation Report

08/25/2014

Name: HOWE, WILLIAM

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WILLIAM HOWE TRUST

Map/Lot:

017-024

Account: 325 Card: 1 of 1

Location:

25 LITTLE FALLS RD

Neighborhood 13 Little Falls Rd

Sale Data

Sale Date 07/01/2002
 Sale Price 42,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
158 X 176	\$/FF -River Front	77.00	10,882	100%		10,882
1.00	# -Lot Improvements	2,100.00	2,100	100%		2,100
1.00	# -Lot Improvements	2,100.00	2,100	60%		1,260
Total Acres 0.64						Land Total 14,242

Dwelling Description**Replacement Cost New**

Conventional	Two Story	391 Sqft	Grade C 100	Base		56,901
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement		-195
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
1930	1975	Typical	Typical	Below Average	Typical	56,706
Functional Obsolescence	Economic Obsolescence			Phys. %	Func. %	Econ. %
None	None			40%	95%	100%
						21,548

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
One Story Frame	1975	870	C 100	25,724	Avq-	40%	100%	10,290
Unfin Basement	1975	870	C 100	9,358	Avq-	40%	100%	3,743
Outbuilding Total								14,033

Acpt Land

14,200

Accepted Bldg35,600 **Total**

49,800

Pembroke

Valuation Report

08/25/2014

Name: HUMEL, EILEEN P

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HARP, DELMAR F

Map/Lot:

013-037

Account: 861

Card: 1 of 1

Location:

1452 RIDGE RD

Neighborhood 18 Robbinston Ridge

Sale Data

Sale Date 01/14/2004
 Sale Price 14,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use Shore
 Topography Rolling
 Utilities Septic System
 Street Semi-Improved

Reference 1

Reference 2 FIRE DAMAGE

Tran/Land/Bldg 3 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -River Front	110.00	22,000	100%		22,000
200 X 220	\$/FF -River Front	110.00	22,000	75%	Excess Frt	16,500
3.50	Acres-Rear Land 1 =<100	500.00	1,750	100%		1,750
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 5.52						Land Total 43,250

Dwelling Description**Replacement Cost New**

Log Home	One Story	280 Sqft	Grade SC100	Base	22,631
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Composition	Roof	-37
					0
					0
Foundation	Wood Posts/Rock	Basement	None	Basement	-3,419
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,214
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	-185
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Old Type	Old Type	Below Average	Typical	17,776
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Fire Damage		None		52%	%	100%
						0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Shed	1950	80	E 100	1,114	Poor	33%	100%	100%		368
Frame Shed	1950	35	E 100	792	Poor	33%	100%	100%		261
One Story Frame	1950	168	SC100	3,279	Avq-	52%	50%	100%		853
Outbuilding Total										1,482

Acpt Land

43,300

Accepted Bldg1,500 **Total**

44,800

Pembroke

Valuation Report

08/25/2014

Name: HUMMEL, JEFF D

Page 392

SYLVESTER, MARY JANE

Map/Lot:

009-009-002

Account: 1039 Card: 1 of 1

Location:

892 US RTE 1

Neighborhood 10 Route 1

Zoning/Use Commercial
 Topography Level
 Utilities All PublicNone
 Street Paved

Sale Data
 Sale Date 08/16/2011
 Sale Price 58,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Commercial Lot	17,000.00	17,000	100%		17,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
1.66	Acres-Rear Land 1 =<100	500.00	830	100%		830
Total Acres 2.66						Land Total 23,830

Commercial Description

Occupancy Type	Equipment Shed..					
Class & Quality	Frame.....Avg.					
# Dwelling Units	0					
Exterior	Aluminum/Vinyl					
Stories & Height	1 STORY @ 10'					
Heating/Cooling	Space Heaters...					
Built	1998					
Remodeled	0					
Base Cost/Sqft		8.85				
Heat-Cool/Sqft	+	1.30				
Total		10.15				
Size Factor	X	0.913				
Adjusted Cost/Sqft		9.27				
Total Square Feet	X	9,250				
Replacement Cost		85,747				
Condition	Above Average					
% Good Physical	X	.65				
Functional	X	1.00				
Subtotal		55,736				
Economic Factor	X 1.00					
			Total Value		55,736	

Data used for
 calculations supplied
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Acpt Land

23,800

Accepted Bldg

55,700

Total

79,500

Pembroke

Valuation Report

08/25/2014

Name: HUMMEL, JEFF D

Page 393

SYLVESTER, MARY JANE

Map/Lot:

009-009-002

Account: 1039 Card: 1 of 1

Location:

892 US RTE 1



Pembroke
Name: HUNTER, STACIE J

Valuation Report

08/25/2014

Page 394

Map/Lot:

013-046-001

Account: 374 Card: 1 of 1

Location:

1394 ROBBINSTON RIDGE RD

Neighborhood 18 Robbinston Ridge

Zoning/Use Residential 1
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.50	Acres-Rear Land 1 =<100	500.00	250	100%		250
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.50						Land Total 21,250

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
.....	1980	14X80	C 100	33,179	Avq.	40%	100%	100%	13,272
Wood Deck	1995	128	C 100	892	Avq.	86%	100%	100%	767
Wood Deck	1995	80	C 100	623	Avq.	86%	100%	100%	536
Wood Deck	1995	80	C 100	623	Avq.	86%	100%	100%	536
Outbuilding Total									15,111
Acpt Land		21,300	Accepted Bldg		15,100	Total			36,400

Pembroke
Name: HUNTER,JULIE

Valuation Report

08/25/2014

Page 395

Map/Lot:

015-007

Account: 121 Card: 1 of 1

Location:

46 HERSEY RD

Neighborhood 9 Centennial Rd

Sale Data	
Sale Date	08/01/2001
Sale Price	25,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Reference 1 B2548P282 08/01

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.65	Acres-Homesite (Fract)	15,000.00	12.093	100%		12.093
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.65 Land Total						18,093

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Fleetwood M/H	1991	14X68	B 100	33,021	Avq.	40%	100%	100%	13,208
Encl Frame Porch	1963	54	C 100	1,830	Avq-	60%	100%	100%	1,098
Wood Deck	1992	200	C 100	1,295	Avq.	84%	100%	100%	1,088
Frame Garage	1963	247	D 100	4,442	Avq-	60%	100%	100%	2,665
Outbuilding Total									18,059

Acpt Land

18,100

Accepted Bldg

18,100

Total

36,200

Pembroke
Name: HUNTER,ROBERT P. & BONNIE A.

Valuation Report

08/25/2014
Page 396
015-020
28 SHORE RD

Account: 134 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1 B2197P186

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.50	Acres-Rear Land 1 =<100	500.00	250	100%		250
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.50 Land Total						21,250

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	500 Sqft	Grade C 100	Base	60,393
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	-250
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	796
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-625
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-875
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1890	0	Typical	Typical	Average	Typical	59,439			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		50%	100% 100%	29,720			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1890	180	C 100	5,323	Avq.	50%	100%	100%	2,662
1 & 1/2 Story Fr	1890	276	C 100	11,098	Avq.	50%	100%	100%	5,549
Wood Deck	1980	120	C 100	847	Avq.	50%	100%	100%	424
Wood Deck	1890	253	C 100	1,592	Avq.	50%	100%	100%	796
Frame Shed	1890	452	D 100	6,192	Fair	30%	90%	100%	1,672
Finished Attic	1890	452	D 100	8,539	Fair	30%	100%	100%	2,562
Outbuilding Total									13,665
Acpt Land		21,300	Accepted Bldg		43,400	Total		64,700	

Pembroke
Name: HYDORN,PEGGY

Valuation Report

08/25/2014
Page 397
004-016-B
OX COVE RD

Account: 477 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 6 Ox Cove Rd

Zoning/Use Rural
Topography Rolling
Utilities None
Street Gravel

Sale Data	
Sale Date	09/01/1991
Sale Price	8,000
Sale Type	Land Only
Financing	Unknown
Verified	Other Source
Validity	Arms Length Sale

Reference 1 B1729P301

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
6.60	Acres-Rear Land 1 =<100	500.00	3,300	100%		3,300
Total Acres 7.60			Land Total			18,300
Accpt Land		18,300	Accepted Bldg		0	Total 18,300

Pembroke

Valuation Report

08/25/2014

Name: IRON WORKS UNITED METHODIST CHURCH

Page 398

Map/Lot:

017-022-00A

Account: 905 Card: 1 of 1

Location:

LITTLE FALLS RD

Neighborhood 13 Little Falls Rd

Zoning/Use Shore
 Topography Level
 Utilities None
 Street Semi-Improved

Reference 1 B1517P336

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 43 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 180	\$/FF -River Front	77.00	6,965	100%		6,965
Total Acres 0.41				Land Total		6,965
Accpt Land		7,000	Accepted Bldg	0	Total	7,000

Pembroke
Name: JACKSON, JOELLE D

Valuation Report

08/25/2014

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Map/Lot:

014-056

Account: 52 Card: 1 of 1

Location:

144 FACTORY RD

Neighborhood 20 Factory Rd

Sale Data	
Sale Date	02/01/2006
Sale Price	80,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use	Residential 1
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
4.60	Acres-Rear Land 1 =<100	500.00	2,300	100%		2,300
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.60 Land Total						23,300

Dwelling Description

Replacement Cost New

Conventional	Two Story	440 Sqft	Grade C 100	Base	59,618
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	-220
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	801
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,875
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-396
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1800	1971	Typical	Typical	Good	Typical	61,678	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		70%	100%	100%	43,175

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Two Story Frame	1900	364	C 100	15,931	Good	70%	100%	100%	11,152
Encl Frame Porch	1971	252	C 100	4,662	Good	83%	100%	100%	3,869
Frame Garage	1971	648	C 100	10,426	Good	83%	90%	100%	7,789
Outbuilding Total									22,810

Acpt Land

23,300

Accepted Bldg

66,000 Total

89,300

Neighborhood 10 Route 1

Zoning/Use Residential 1
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B0819P113 & B1834P095 & B2346P291

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 5 19 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00			Land Total			21,000

Dwelling Description

Replacement Cost New

Ranch	One Story	1,152 Sqft	Grade C 110	Base	73,649
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	252 Sqft, Grade C	Basement Gar	None	Fin Bsmt	2,218
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,153
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

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition		Layout	Total
1974	0	Typical	Typical	Average		Typical	77,020
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		74%	100%	100%	56,995

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1974	30	C 100	1,487	Avq.	74%	100%	100%	1,100
Patio	1990	384	D 100	3,881	Avq.	83%	100%	100%	3,221
Frame Garage	1994	480	C 100	8,327	Avq.	85%	100%	100%	7,078
One Story Frame	2003	168	C 110	5,464	Avq.	74%	100%	100%	4,043
Outbuilding Total									15,442

Acpt Land

21,000

Accepted Bldg

72,400

Total

93,400

Pembroke
Name: JAMIESON, JASON M

Valuation Report

08/25/2014

Page 401

Map/Lot:

016-019

Account: 200 Card: 1 of 1

Location:

506 US RTE 1

Neighborhood 10 Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 04/29/2010
Sale Price 95,000
Sale Type Land & Buildings
Financing Unknown
Verified Buyer
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
31.00	Acres-Rear Land 1 =<100	500.00	15,500	100%		15,500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 32.00						Land Total 36,500

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,012 Sqft	Grade C 110	Base	71,274
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	1012 Sqft, Grade C	Basement Gar	None	Fin Bsmt	8,906
Heating	100% Electric	Cooling	0% None	Heat	-1,113
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	Typical	Typical	Above Average	Typical	79,067
Functional Obsolescence				Phys. %	Func. %	Econ. %
None		None		81%	100%	100%

Value(Rcnd)
64,044

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Garage	1979	400	C 110	8,061	Avq+	81%	100%	100%	6,529
Frame Shed	1979	240	C 100	4,519	Avq.	77%	100%	100%	3,480
Frame Garage	1979	276	C 100	5,781	Avq.	77%	100%	100%	4,451
Frame Shed	1979	72	C 100	2,115	Avq-	70%	75%	100%	1,110
Frame Shed	1979	140	E 100	1,544	Poor	53%	100%	100%	818
Frame Shed	1979	60	E 100	972	Poor	53%	100%	100%	515
Wood Deck	1979	320	C 110	2,164	Avq+	81%	100%	100%	1,753
Encl Frame Porch	1979	20	D 100	1,100	Fair	63%	100%	100%	693

Outbuilding Total 19,349

Acpt Land

36,500

Accepted Bldg

83,400

Total

119,900

Pembroke
Name: JAMIESON,MILAN S,JR & ROMELDA

Valuation Report

08/25/2014

Page 402

Map/Lot:

016-027

Location:

US RTE 1

Account: 209 Card: 1 of 1

Neighborhood 10 Route 1

Zoning/Use Rural
Topography Rolling
Utilities NoneNone
Street Paved

Sale Data	
Sale Date	12/01/2000
Sale Price	7,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
8.16	Acres-Rear Land 1 =<100	500.00	4,080	100%		4,080
Total Acres 8.16				Land Total		4,080
Accpt Land		4,100	Accepted Bldg		0	Total
						4,100

Neighborhood 10 Route 1

Zoning/Use Residential 1
Topography Level
Utilities Dug WellSeptic System
Street Paved

Sale Data
Sale Date 11/01/1995
Sale Price 0
Sale Type
Financing
Verified
Validity Related Parties

Reference 1 B2050P012 11/95

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
1.42	Acres-Rear Land 1 =<100	500.00	710	100%		710
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 2.42						Land Total 20,510

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,560 Sqft	Grade C 100	Base	121,712
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,839
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	6,290
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,340
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	1999	Typical	Typical	Average	Typical	133,181
Functional Obsolescence						Value(Rcnld)
None		None		Phys. % 80%	Func. % 100%	106,545

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Encl Frame Porch	1985	30	C 100	1,487	Avq.	80%	100%	100%		1,190
Encl Frame Porch	2001	200	C 100	3,919	Avq.	80%	100%	100%		3,135
Wood Deck	2001	90	C 100	679	Avq.	80%	100%	100%		543
Wood Deck	2001	850	C 100	4,935	Avq.	80%	100%	100%		3,948
Frame Shed	2001	120	E 100	1,400	Avq.	84%	100%	100%		1,176
2S Frame Garage	2006	1040	C 100	18,904	Avq.	80%	100%	100%		15,123
Encl Frame Porch	2006	196	C 100	3,861	Avq.	80%	100%	100%		3,089
Outbuilding Total										28,204

Acpt Land

20,500

Accepted Bldg

134,700

Total

155,200

Pembroke
Name: JANHSEN,KARL H./KAREN L.

Valuation Report

08/25/2014

Page 404

Map/Lot:

013-021

Location:

MT TOM RD

Account: 843 Card: 1 of 1

Neighborhood 17 Mount Tom Rd

Sale Data	
Sale Date	11/01/1996
Sale Price	7,000
Sale Type	Land Only
Financing	
Verified	
Validity	Related Parties

Zoning/Use Shore
Topography Level
Utilities None
Street Gravel

Reference 1 B2129P097 11/96

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 200	\$/FF -River Front	77.00	14,683	100%		14,683
100 X 200	\$/FF -River Front	77.00	7,342	75%		5,506
Total Acres 1.38				Land Total		20,189

Accpt Land	20,200	Accepted Bldg	0	Total	20,200
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Neighborhood 10 Route 1

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

Sale Data
Sale Date 10/18/2006
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

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 6 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
2.00	Acres-Rear Land 1 =<100	500.00	1,000	100%		1,000
3.00	# -Lot Improvements	3,000.00	9,000	100%		9,000
Total Acres 3.00						Land Total 25,000

Dwelling Description

Replacement Cost New

Conventional	One Story	1,008 Sqft	Grade C 100	Base	61,560
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Crawl	Basement	-3,416
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	1,875
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
1997	0	Typical	Typical	Average	Typical	60,775
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		87%	100% 100%	52,874

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1950	800	D 100	10,276	Fair	43%	100%	100%	4,419
One Story Frame	1993	576	D 100	13,965	Avq.	85%	100%	100%	11,870
Frame Shed	1995	448	D 100	6,146	Avq.	86%	90%	100%	4,757
One Story Frame	1999	576	C 100	17,031	Avq.	87%	100%	100%	14,817
Frame Garage	2009	1120	B 100	19,911	Avq+	94%	100%	100%	18,716
Encl Frame Porch	2005	350	C 100	6,065	Avq.	87%	100%	100%	5,277
Wood Deck	2005	84	C 100	645	Avq.	87%	100%	100%	561
Outbuilding Total									60,417

Acpt Land

25,000

Accepted Bldg

113,300

Total

138,300

Neighborhood 2 Leighton Pt Rd

Zoning/Use Residential 1
Topography Above Street
Utilities Dug WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 02/01/1996
Sale Price 35,000
Sale Type Land & Buildings
Financing
Verified
Validity Related Parties

Reference 1 B2060P031 02/96

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,000.00	25,000	100%		25,000
0.60	Acres-Rear Land 1 =<100	500.00	300	100%		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 1.60						Land Total 30,100

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	858 Sqft	Grade C 100	Base	76,079
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-429
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	Capped Only			Insulation	-579
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	1975	Typical	Typical	Above Average	Typical	75,071
Functional Obsolescence				Phys. %	Func. %	Econ. %
None		None		60%	100%	100%
						Value(Rcnld)
						45,043

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Stable w/Loft	1975	800	C 100	15,404	Avq.	75%	100%	100%		11,553
One Story Frame	1975	250	C 100	7,392	Avq+	60%	100%	100%		4,435
One Story Frame	1996	70	B 100	2,524	Good	90%	100%	100%		2,272
Unfin Basement	1975	250	C 100	5,373	Avq+	60%	100%	100%		3,224
Outbuilding Total										21,484

Acpt Land

30,100

Accepted Bldg

66,500

Total

96,600

Pembroke
Name: JOHNSON,GREGORY W & BOBBIE-KIM B

Valuation Report

08/25/2014

Page 407

Map/Lot:

014-103

Account: 102 Card: 1 of 1

Location:

LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Zoning/Use Shore
Topography Below Street
Utilities NoneNone
Street Semi-Improved

Reference 1 B2060P031

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
160 X 040	\$/FF -River Front	110.00	7,505	15%		1,126
Total Acres 0.15				Land Total		1,126
Accpt Land		1,100	Accepted Bldg		0	Total
						1,100

Pembroke
Name: JOHNSON,JOYCE

Valuation Report

08/25/2014

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Map/Lot:

014-003-001

Account: 1019 Card: 1 of 1

Location:

17 JOHNSON LN

Neighborhood 2 Leighton Pt Rd

Sale Data	
Sale Date	02/01/1996
Sale Price	0
Sale Type	Land Only
Financing	
Verified	
Validity	Related Parties

Zoning/Use Residential 1
Topography Above Street
Utilities Dug WellSeptic System
Street Semi-Improved

Reference 1 B2557P049 12/00

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 1 19 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,000.00	25,000	100%		25,000
0.80	Acres-Rear Land 1 =<100	500.00	400	100%		400
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 1.80 Land Total						30,200

Dwelling Description

Replacement Cost New

Ranch	One Story	920 Sqft	Grade C 110	Base	64,090
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Crawl	Basement	-3,564
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	Capped Only			Insulation	-455
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	Typical	Typical	Average	Typical	60,071
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		87%	100%	100%

Value(Rcnld)

52,262

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1996	120	C 100	847	Avq.	87%	100%	100%	737
Frame Garaqe	2003	832	C 100	12,723	Avq.	91%	100%	100%	11,578

Outbuilding Total 12,315

Acpt Land

30,200

Accepted Bldg

64,600

Total

94,800

Pembroke
Name: JOHNSON,STEPHEN SR.

Valuation Report

08/25/2014

Page 409

Map/Lot:

006-047

Account: 595 Card: 1 of 1

Location:

68 GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

Zoning/Use Residential 1
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1 B1389P205

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

			Land Description						
Units	Method - Description		Price/Unit	Total	Fctr	Influence		Value	
1.00	Acres-Homesite (Fract)		15,000.00	15,000	100%			15,000	
1.60	Acres-Rear Land 1 =<100		500.00	800	100%			800	
2.00	#	-Lot Improvements	3,000.00	6,000	100%			6,000	
Total Acres 2.60			Land Total					21,800	
Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1973			----	SOUND	VALUE	----		500
24Mobile Home..	1976			----	SOUND	VALUE	----		2,000
Outbuilding Total									2,500
Accpt Land		21,800	Accepted Bldg		2,500	Total		24,300	

Pembroke
Name: JONES, DENNIS E & VICTORIA L

Valuation Report

08/25/2014

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Map/Lot:

014-058

Account: 57 Card: 1 of 1

Location:

172 HARDY POINT RD

Neighborhood 20 Factory Rd

Zoning/Use Residential 1
Topography Level
Utilities Dug WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 09/01/1997
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

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Acres-Homesite (Fract)	15,000.00	14,230	100%		14,230
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 0.90						
Land Total						19,030

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Crestwood M/H	1987	14X66	B 100	32,241	Avq.	40%	100%	100%	12,896
Frame Shed	1987	100	D 100	2,064	Avq.	82%	100%	100%	1,692
Wood Deck	1987	120	C 100	847	Avq.	82%	100%	100%	695
Frame Garage	1995	768	D 100	9,778	Avq-	80%	75%	100%	5,866
Outbuilding Total									21,149
Accpt Land		19,000	Accepted Bldg		21,100	Total			40,100

Neighborhood 7 Garnet Head Rd

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

Reference 1 B2172P124

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
1.00	Acres-Rear Land 1 =<100	500.00	500	100%		500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.00 Land Total						21,500

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	936 Sqft	Grade C 110	Base	91,943
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,640
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	1,638	Insulation	1,351
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	Typical	Typical	Average	Typical	94,934
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. %	Econ. %
Incomplete			None	84%	80%	100%
Value(Rcnld)						63,796

Acpt Land

21,500

Accepted Bldg

63,800

Total

85,300

Pembroke
Name: JONES,CHARLES

Valuation Report

08/25/2014

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Map/Lot:

013-033

Account: 857 Card: 1 of 1

Location:

33 MT TOM RD

Neighborhood 17 Mount Tom Rd

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

Sale Data
Sale Date 07/01/1996
Sale Price 16,000
Sale Type Land Only
Financing Unknown
Verified
Validity Arms Length Sale

Reference 1 B2092P244 07/96

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -River Front	77.00	15,400	100%		15,400
Total Acres 1.01				Land Total		15,400

Dwelling Description

Replacement Cost New

Conventional	One Story	216 Sqft	Grade E 100	Base	15,148
Exterior	Single Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood Posts/Rock	Basement	None	Basement	-2,318
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-824
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-937
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-108
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1940	0	Obsolete	None	Fair	Inadeq.	10,961	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		36%	77%	100%	3,038

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1940	180	E 100	2,661	Fair	36%	100%	100%	958
Wood Deck	1940	77	E 100	302	Fair	36%	100%	100%	109
Encl Frame Porch	1940	36	E 100	787	Fair	36%	100%	100%	283
Frame Shed	1940	24	E 100	714	Poor	26%	100%	100%	186
Outbuilding Total									1,536

Acpt Land

15,400

Accepted Bldg

4,600

Total

20,000

Pembroke
Name: JONES,CHARLES & KATHY L

Valuation Report

08/25/2014

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Map/Lot:

017-031

Location:

EAST RIVER RD

Account: 328 Card: 1 of 1

Neighborhood 16 East River Rd

Sale Data	
Sale Date	07/01/1998
Sale Price	6,143
Sale Type	Land Only
Financing	Unknown
Verified	Other Source
Validity	Arms Length Sale

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

Reference 1 B2264P250 07/98

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 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)	7,000.00	7,000	100%		7,000
9.00	Acres-Rear Land 1 =<100	500.00	4,500	100%		4,500
Total Acres 10.00				Land Total		11,500

Accpt Land	11,500	Accepted Bldg	0	Total	11,500
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Pembroke
Name: JONES,GWENDOLYN

Valuation Report

08/25/2014

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Map/Lot:

006-036

Account: 582 Card: 1 of 1

Location:

234 HERSEY RD

Neighborhood 9 Centennial Rd

Zoning/Use Rural
Topography Rolling
Utilities Dug WellSeptic System
Street Gravel

Sale Data	
Sale Date	04/01/1997
Sale Price	90,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B2154P228 04/97

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
17.00	Acres-Rear Land 1 =<100	500.00	8,500	100%		8,500
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 18.00 Land Total						28,300

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	667 Sqft	Grade D 100	Base	56,806
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	-273
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	871
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-957
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1900	0	Old Type	Old Type	Below Average	Typical	56,447	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		40%	90%	100%	20,321

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1900	280	D 100	9,232	Avq-	40%	100%	100%	3,693
Unfin Basement	1900	280	D 100	4,564	Avq-	40%	100%	100%	1,826
Open Frame Porch	1900	72	D 100	812	Avq-	40%	100%	100%	325
Frame Garage	1997	600	D 100	8,058	Avq-	81%	50%	100%	3,264
Outbuilding Total									9,108

Acpt Land

28,300

Accepted Bldg

29,400

Total

57,700

Neighborhood 16 East River Rd

Zoning/Use Residential 1
Topography Above Street
Utilities Dug WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 08/01/1997
Sale Price 40,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2179P286 08/97

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 2 19 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
2.80	Acres-Rear Land 1 =<100	500.00	1,400	100%		1,400
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 3.80						21,200

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	576 Sqft	Grade C 100	Base	58,627
Exterior	Single Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	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	Heavy			Insulation	648
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition				
1990	0	Typical	Typical	Average				59,275
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)			
Incomplete	None	83%	85%	100%	41,819			
Outbuildings/Additions/Improvements					Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Frame Garage	1980	440	D 100	6,419	Fair	64%	100%	100%
One Story Frame	1997	192	C 100	5,677	Avq.	87%	85%	100%
Wood Deck	1999	192	C 100	1,250	Avq.	88%	100%	100%
Encl Frame Porch	1999	80	C 100	2,202	Avq.	88%	80%	100%
Frame Shed	2002	216	E 100	2,089	Poor	69%	100%	100%
Outbuilding Total								12,397
Acpt Land		21,200	Accepted Bldg		54,200	Total		75,400

Pembroke
Name: JONES,MARLENE

Valuation Report

08/25/2014

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Map/Lot:

006-005

Account: 549 Card: 1 of 1

Location:

320 GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

Zoning/Use Residential 1
Topography Above Street
Utilities None
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

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

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
14Mobile Home	1988	14X54	B 100	27.561	Avq.	40%	100%	100%	11.024
Frame Garage	1988	576	B 100	11.623	Avq.	82%	100%	100%	9.531
Frame Shed	1988	140	D 100	2.533	Avq.	82%	100%	100%	2.077
Outbuilding Total									22,632
Acpt Land		3,000	Accepted Bldg		22,600	Total			25,600

Pembroke
Name: JONES,MARLENE

Valuation Report

08/25/2014

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Map/Lot:

006-005

Account: 893 Card: 1 of 1

Location:

322 GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

Zoning/Use Residential 1
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1 B1366P012

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 2.00						Land Total 39,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Liberty M/H	1980	14X66	C 100	28,372	Avq.	40%	100%	100%	11,349
Open Frame Porch	1994	80	C 100	1,075	Avq.	85%	100%	100%	914
Encl Frame Porch	1994	80	C 100	2,202	Avq.	85%	100%	100%	1,872
One Story Frame	1995	380	D 80	7,370	Fair	74%	75%	100%	4,090
Outbuilding Total									18,225
Accpt Land		39,000	Accepted Bldg		18,200	Total			57,200

Pembroke
Name: JONES,MARY

Valuation Report

08/25/2014

Page 418

Map/Lot:

006-043

Account: 591 Card: 1 of 1

Location:

102 GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

Zoning/Use Residential 1
Topography Level
Utilities Dug WellSeptic System
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.45	Acres-Homesite (Fract)	15,000.00	10,062	100%		10,062
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 0.45 Land Total						14,862

Dwelling Description

Replacement Cost New

Conventional	One Story	869 Sqft	Grade D 100	Base	46,209
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood Posts/Rock	Basement	None	Basement	-8,353
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,425
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1920	1960	Typical	Typical	Above Average	Typical	36,431	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		60%	100%	100%	21,859

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value Rcnld
Frame Shed	1920	140	E 100	1,544	Poor	20%	100% 100%	309
Outbuilding Total								309

Acpt Land

14,900

Accepted Bldg

22,200 Total

37,100

Pembroke
Name: JUDGE, FERN C

Valuation Report

08/25/2014

Page 419

Map/Lot:

005-026

Account: 526 Card: 1 of 1

Location:

173 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Zoning/Use Residential 1
Topography Rolling
Utilities Dug WellSeptic System
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,000.00	25,000	100%		25,000
12.00	Acres-Rear Land 1 =<100	500.00	6,000	100%		6,000
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 13.00 Land Total						35,800

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	616 Sqft	Grade D 110	Base	60,040
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	-278
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-3,819
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	-972
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1859	0	Old Type	Old Type	Below Average	Typical	54,971	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		40%	90%	100%	19,790

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Storv Fr	1859	280	D 110	10,154	Avq-	40%	100%	100%	4,062
Open Frame Porch	1959	160	D 110	1,751	Avq-	40%	100%	100%	700
Frame Shed	1959	350	D 100	4,997	Fair	49%	90%	100%	2,204
Outbuilding Total									6,966

Acpt Land

35,800

Accepted Bldg

26,800

Total

62,600

Pembroke
Name: JUDGE, FERN C

Valuation Report

08/25/2014

Page 420

Map/Lot:

005-029

Account: 529 Card: 1 of 1

Location:

BRICKYARD RD

Neighborhood 8 Brickyard Rd

Zoning/Use Rural
Topography Rolling
Utilities None
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
19.00	Acres-Rear Land 1 =<100	500.00	9,500	100%		9,500
Total Acres 19.00				Land Total		9,500
Accpt Land		9,500	Accepted Bldg	0	Total	9,500

Pembroke
Name: JUNDT, TIMOTHY

Valuation Report

08/25/2014
Page 421
010-008-001
COUNTY RD

Account: 706 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 14 County Rd

Zoning/Use Rural
Topography Rolling
Utilities None
Street Gravel

Sale Data	
Sale Date	06/05/2013
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
TG Update/Year.. 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 1 =<100	500.00	50,000	100%		50,000
0.00	Acres-Rear Land 2 = 101-200	500.00	6,000	100%		0
Total Acres 100.00			Land Total			50,000
Accpt Land		50,000	Accepted Bldg		0	Total 50,000

Pembroke
Name: KAROD, LINDA G & STANLEY W

Valuation Report

08/25/2014

Page 422

Map/Lot:

001-009

Account: 220 Card: 1 of 1

Location:

REVERSING FALLS RD

Neighborhood 1 Revers Falls Rd

Zoning/Use Shore
Topography Rolling
Utilities NoneNone
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	15%	Access	9,900
150 X 220	\$/FF -Tidal Ocean	330.00	49,500	15%	Excess Frt	7,425
28.20	Acres-Rear Land 1 =<100	500.00	14,100	100%		14,100
Total Acres 29.97				Land Total		31,425
Accpt Land		31,400	Accepted Bldg	0	Total	31,400

Pembroke
Name: KAROD, LINDA G & STANLEY W

Valuation Report

08/25/2014

Page 423

Map/Lot:

001-009-A

Account: 221 Card: 1 of 1

Location:

REVERSING FALLS RD

Neighborhood 1 Revers Falls Rd

Zoning/Use Shore
Topography Rolling
Utilities NoneNone
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 200	\$/FF -Tidal Ocean	330.00	62,929	100%		62,929
125 X 200	\$/FF -Tidal Ocean	330.00	39,330	75%	Excess Frt	29,498
Total Acres 1.49				Land Total		92,427
Accpt Land		92,400	Accepted Bldg	0	Total	92,400

Valuation Report

08/25/2014

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Map/Lot:

006-021

Account: 566 Card: 1 of 1

Location:

203 GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

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

Sale Data
Sale Date 12/07/2007
Sale Price 65,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
091 X 220	\$/FF -Deep Ocean	440.00	40,040	100%		40,040
1.50	Acres-Rear Land 1 =<100	500.00	750	100%		750
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
1.00	Acres-Homesite	15,000.00	15,000	100%		15,000
Total Acres 3.97						Land Total 127,790

Dwelling Description

Replacement Cost New

Log Home	One & 1/2 Story	750 Sqft	Grade C 110	Base	77,635
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	1,760
Heating	100% Electric	Cooling	0% None	Heat	-1,237
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,750
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	Typical	Typical	Above Average	Typical	80,908
Functional Obsolescence						Value(Rcnld)
None						80,908

Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Finished Attic	1980	150	C 110	8,431	Avq+	100%	100%	100%	8,431
Open Frame Porch	1980	150	C 110	2,017	Avq+	100%	100%	100%	2,017
Wood Deck	1980	150	C 110	1,117	Avq+	100%	100%	100%	1,117
Outbuilding Total									11,565

Acpt Land	127,800	Accepted Bldg	92,500	Total	220,300
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Pembroke

Valuation Report

08/25/2014

Name: KEELER JR, HAROLD D

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DUNBAR, GAIL WOOD

Map/Lot:

007-015

Account: 616 Card: 1 of 1

Location:

COUNTY RD

Neighborhood 14 County Rd

Sale Data

Sale Date	08/28/2013
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Zoning/Use	Rural
Topography	Rolling
Utilities	None
Street	Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 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 1 =<100	500.00	25,000	100%		25,000
50.00	Acres-Rear Land 2 = 101-200	350.00	17,500	100%		17,500
38.00	Acres-Rear Land 3 = 201+	245.00	9,310	100%		9,310
Total Acres 138.00					Land Total	51,810

Acpt Land

51,800

Accepted Bldg0 **Total**

51,800

Pembroke

Valuation Report

08/25/2014

Name: KEELER JR, HAROLD D

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DUNBAR, GAIL WOOD

Map/Lot:

010-002

Account: 699 Card: 1 of 1

Location:

COUNTY RD

Neighborhood 14 County Rd

Sale Data

Sale Date 08/28/2013

Sale Price 0

Sale Type Land Only

Financing Conventional

Verified Public Record

Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
250.00	Acres-Rear Land 3 = 201+	245.00	61.250	100%		61.250
Total Acres 250.00				Land Total		61,250

Accpt Land

61,300

Accepted Bldg

0

Total

61,300

Pembroke
Name: KEELER JR, HAROLD D

Valuation Report

08/25/2014

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Map/Lot:

012-011

Account: 798 Card: 1 of 1

Location:

RT 1

Neighborhood 10 Route 1

Zoning/Use Rural
Topography Rolling
Utilities None
Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 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 3 = 201+	245.00	12,250	100%		12,250
Total Acres 50.00				Land Total		12,250
Accpt Land		12,300	Accepted Bldg		0	Total
						12,300

Pembroke

Valuation Report

08/25/2014

Name: KELLY, HELEN E

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PONG, THEODORE

Map/Lot:

005-010-006

Account: 958

Card: 1 of 1

Location:

Neighborhood 2 Leighton Pt Rd

Sale Data

Sale Date	10/12/2012
Sale Price	6,300
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Zoning/Use	Residential 1
Topography	Rolling
Utilities	Dug WellSeptic System
Street	Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,000.00	25,000	100%		25,000
3.02	Acres-Rear Land 1 =<100	500.00	1,510	100%		1,510
Total Acres 4.02				Land Total		26,510

Accpt Land

26,500

Accepted Bldg0 **Total**

26,500

Pembroke
Name: KEMPE,JUDITH A

Valuation Report

08/25/2014

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Map/Lot:

004-026&027

Account: 488 Card: 1 of 1

Location:

373 OX COVE RD

Neighborhood 6 Ox Cove Rd
Tree Growth 1985
Zoning/Use Shore
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 11/01/1998
Sale Price 125,000
Sale Type Land Only
Financing Unknown
Verified
Validity Partial Interest

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 2007 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	75%	Excess Frt	49,500
11.98	Acres-Rear Land 1 =<100	500.00	5,990	100%		5,990
78.00	Acres-Softwood	122.00	9,516	100%		9,516
10.00	Acres-Mixed Wood	126.00	1,260	100%		1,260
2.00	Acres-Waste-Wet Land	50.00	100	100%		100
3.00	# -Lot Improvements	3,000.00	9,000	100%		9,000
Total Acres 104.00					Land Total	141,366

Dwelling Description

Replacement Cost New

Contemporary	One & 3/4 Story	1,533 Sqft	Grade B 110	Base	162,527
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-7,201
Rooms	2				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,516
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,700
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	None	None	Good	Typical	155,510
Functional Obsolescence						Value(Rcnld)
None						117,146
Economic Obsolescence						
None						
				Phys. %	Func. %	Econ. %
				93%	81%	100%

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	2003	61	B 110	2,419	Good	93%	50%	100%	1,125
Unfin Basement	2003	61	B 110	5,583	Good	93%	50%	100%	2,596
Open Frame Porch	2003	40	B 110	862	Good	93%	50%	100%	401
2S Frame Garage	2003	1200	B 110	28,504	Good	93%	85%	100%	22,533
Outbuilding Total									26,655

Acpt Land

141,400

Accepted Bldg

143,800

Total

285,200

Pembroke

Valuation Report

08/25/2014

Name: KEMPER, BRYAN P

Page 430

HONG, KEUMPYO & JOO, HELEN H

Map/Lot:

014-028

Account: 24 Card: 1 of 1

Location:

118 OLD COUNTY RD

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 05/24/2008
 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

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	Acres-Homesite (Fract)	15,000.00	12,460	100%		12,460
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.69						Land Total 18,460

Dwelling Description

Replacement Cost New

Conventional	Two Story	690 Sqft	Grade C 100	Base	73,478
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-345
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,190
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	1981	Old Type	Typical	Good	Typical	74,323
Functional Obsolescence						Value(Rcnld)
None		None		70%	90%	46,823

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1840	615	C 100	24,728	Good	70%	100%	100%	17,310
One Story Frame	1840	187	C 100	5,529	Good	70%	100%	100%	3,870
Open Frame Porch	1840	80	C 100	1,075	Good	70%	100%	100%	752
Encl Frame Porch	1840	20	C 100	1,343	Good	70%	100%	100%	940
Frame Garage	1840	576	D 100	7,812	Avq-	40%	100%	100%	3,125
Unfinished Attic	1840	576	D 100	2,139	Avq-	40%	100%	100%	856
Frame Shed	1840	264	D 100	3,987	Avq-	40%	100%	100%	1,595
Frame Garage	1840	525	D 100	7,290	Avq-	40%	100%	100%	2,916
Unfinished Attic	1840	525	D 100	2,052	Avq-	40%	100%	100%	821
Outbuilding Total									32,185

Acpt Land

18,500

Accepted Bldg

79,000

Total

97,500

Pembroke

Valuation Report

08/25/2014

Name: KEMPER, BRYAN P

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HONG, KEUMPYO & JOO, HELEN H

Map/Lot:

014-092

Account: 95 Card: 1 of 1

Location:

OLD COUNTY RD

Neighborhood 12 Old Route 1

Sale Data

Sale Date	05/24/2007
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Zoning/Use	Shore
Topography	Below Street
Utilities	NoneNone
Street	Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
060 X 060	\$/FF -Miscellaneous	110.00	3,447	100%		3,447
Total Acres 0.08				Land Total		3,447
Accpt Land		3,400	Accepted Bldg	0	Total	3,400

Pembroke

Valuation Report

08/25/2014

Name: KILTON, RHONDA

Page 432

MASSAY, NICOLE

Map/Lot:

011-015

Account: 744 Card: 1 of 1

Location:

213 LITTLE FALLS RD

Neighborhood 13 Little Falls Rd

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
160 X 220	\$/FF -River Front	77.00	12,320	100%		12,320
0.12	Acres-Rear Land 1 =<100	350.00	42	100%		42
2.00	# -Lot Improvements	2,100.00	4,200	100%		4,200
Total Acres 0.93						Land Total 16,562

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
10Mobile Home	1963	10X46	D 100	13,095	Fair	28%	100%	100%	3,667
Frame Shed	1963	90	E 50	594	Poor	42%	100%	100%	249
Frame Shed	1963	144	D 100	2,580	Fair	52%	100%	100%	1,342
Frame Garage	2011	400	E 100	3,665	Avq.	95%	100%	100%	3,482
Outbuilding Total									8,740

Acpt Land

16,600

Accepted Bldg

8,700

Total

25,300

Pembroke
Name: KINNEY, GARY & IVA

Valuation Report

08/25/2014
Page 433
017-002
692 US RTE 1

Account: 304 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 10 Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2 ADDITION UNFINISHED
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.30	Acres-Rear Land 1 =<100	500.00	150	100%		150
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.30						Land Total 21,150

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12Mobile Home	1973	12X60	C 100	22.554	Avq.	40%	100%	100%	9.022
A-Roof.....	1980	720	C 100	1.361	Avq.	78%	100%	100%	1.062
Encl Frame Porch	1980	112	C 100	2.660	Avq.	78%	100%	100%	2.075
One Story Frame	1980	720	C 100	21.288	Avq.	78%	100%	100%	16.605
Frame Shed	1980	240	D 100	3.706	Avq.	71%	100%	100%	2.631
Frame Garage	1995	896	D 100	11.088	Avq.	86%	100%	100%	9.536
Unfinished Attic	1995	448	E 100	1.170	Poor	64%	100%	100%	749
1 & 1/2 Story Fr	2010	576	C 100	23.160	Avq.	94%	95%	100%	20.682
Plumbing Fixture	2010	3	C 100	1.428	Avq.	94%	100%	100%	1.342
Outbuilding Total									63,704
Accpt Land		21,200	Accepted Bldg		63,700	Total			84,900

Pembroke
Name: KINNEY, JOHN & LINDA

Valuation Report

08/25/2014
Page 434
003-006-001
CLARKSIDE RD

Account: 1115 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 2 Leighton Pt Rd

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

Sale Data	
Sale Date	11/03/2009
Sale Price	25,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
15.00	Acres-Rear Land 1 =<100	500.00	7,500	100%		7,500
Total Acres 16.00			Land Total			22,500
Accpt Land		22,500	Accepted Bldg		0	Total 22,500

Neighborhood 23 Mill Street

Zoning/Use Shore
Topography Above Street
Utilities NoneNone
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
150 X 050	\$/FF -River Front	110.00	7,866	100%		7,866
Total Acres 0.17				Land Total		7,866

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	864 Sqft	Grade SC100	Base	52,638
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet 1/2 Bmt	Basement	-1,212
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-3,654
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,237
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-998
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1850	0	Obsolete	None	Poor	Inadeq.	45,537			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		20%	73%	100%			
						6,648			
Outbuildings/Additions/Improvements					Percent Good	Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	1850	76	SC100	680	Poor	20%	100%	100%	136
Wood Deck	1850	345	SC100	1,390	Poor	20%	100%	100%	278
Frame Shed	1850	132	SC100	1,963	Poor	20%	90%	100%	354
									768
									Outbuilding Total
Acpt Land		7,900	Accepted Bldg		7,400	Total			15,300

Pembroke
Name: KIRSCHENSTEIN,ALAN & BARBARA

Valuation Report

08/25/2014

Page 436

Map/Lot:

015-022

Account: 136 Card: 1 of 1

Location:

38 SHORE RD

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities NoneSeptic System
Street Semi-Improved

Sale Data
Sale Date 10/01/1986
Sale Price 24,500
Sale Type Land & Buildings
Financing Unknown
Verified
Validity Split/Assemblage

Reference 1 B1409P043

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.60	Acres-Homesite (Fract)	15,000.00	11,619	100%		11,619
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 0.60						Land Total 14,619

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Cape Cod	One & 3/4 Story	975 Sqft	Grade D 100	Base	70,241
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Wood Posts/Rock	Basement	None	Basement	-9,092
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-5,017
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	-839
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1990	Old Type	Old Type	Below Average	Typical	55,293
Functional Obsolescence						Value(Rcnld)
Incomplete		None		Phys. % 40%	Func. % 77%	17,030
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN	Cond	
Wood Deck	1900	96	D 100	584	Avq-	234
Frame Shed	1986	290	E 50	1,308	Fair	667
Outbuilding Total						901
Acpt Land		14,600	Accepted Bldg		17,900	Total 32,500

Pembroke
Name: KIRSCHENSTEIN,ALAN & BARBARA

Valuation Report

08/25/2014

Page 437

Map/Lot:

015-024

Account: 137 Card: 1 of 1

Location:

OLD COUNTY RD

Neighborhood 12 Old Route 1

Zoning/Use Rural
Topography Level
Utilities Dug WellNone
Street Semi-Improved

Sale Data	
Sale Date	07/28/2003
Sale Price	43,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Partial Interest

Reference 1 B1409P043

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.36	Acres-Homesite (Fract)	15,000.00	9,000	100%		9,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 0.36						Land Total 10,800

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
Frame Garage	1960	1260	D 100	14.816	Avq-	58%	100% 100%	8,593
Outbuilding Total								8,593

Acpt Land

10,800

Accepted Bldg

8,600

Total

19,400

Pembroke
Name: KNOWLES,PETER & CYNTHIA

Valuation Report

08/25/2014
Page 438
012-020+021
AYERS JCT RD

Account: 806 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 11 Route 214

Zoning/Use Rural
Topography Rolling
Utilities None
Street Paved

Sale Data	
Sale Date	07/01/1992
Sale Price	100,000
Sale Type	Land Only
Financing	Unknown
Verified	Other Source
Validity	Partial Interest

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	Acres-Homesite (Fract)	15,000.00	9,000	100%		0
39.90	Acres-Rear Land 1 =<100	500.00	19,950	100%		19,950
30.00	Acres-Waste-Wet Land	50.00	1,500	100%		1,500
Total Acres 69.90				Land Total		21,450
Acpt Land		21,500	Accepted Bldg	0	Total	21,500

Pembroke
Name: KNOWLES,PETER & CYNTHIA

Valuation Report

08/25/2014
Page 439
012-028-001
AYERS JCT RD

Account: 816 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 11 Route 214

Zoning/Use Rural
Topography Rolling
Utilities None
Street Paved

Sale Data	
Sale Date	07/01/1992
Sale Price	100,000
Sale Type	Land Only
Financing	Unknown
Verified	Other Source
Validity	Partial Interest

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	7,000.00	7,000	100%		7,000
22.00	Acres-Rear Land 1 =<100	500.00	11,000	100%		11,000
Total Acres 23.00				Land Total		18,000
Accpt Land		18,000	Accepted Bldg	0	Total	18,000

Pembroke
Name: KNOX,KENNETH & CATHLEEN

Valuation Report

08/25/2014

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Map/Lot:

017-007

Account: 308 Card: 1 of 1

Location:

30 LITTLE FALLS RD

Neighborhood 13 Little Falls Rd

Zoning/Use Residential 1
Topography Rolling
Utilities Dug WellSeptic System
Street Paved

Sale Data
Sale Date 10/01/1986
Sale Price 13,550
Sale Type Land & Buildings
Financing Unknown
Verified
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.11	Acres-Homesite (Fract)	15,000.00	4,975	100%		4,975
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 0.11						9,775

Land Total

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	594 Sqft	Grade E 100	Base		31,315
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement		-148
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	50% Forced Warm	Cooling	0% None	Heat		-668
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	0	Half Baths	0	Plumbing		-937
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-267
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Obsolete	None	Poor	Inadeq.	29,295
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		20%	73% 100%	4,277

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1900	165	E 100	2,439	Poor	20%	100%	100%	488
Frame Shed	1900	364	E 100	3,147	Poor	20%	50%	100%	314
Frame Shed	1900	252	E 50	1,173	Poor	20%	100%	100%	235
Outbuilding Total									1,037

Accpt Land

9,800

Accepted Bldg

5,300

Total

15,100

Pembroke
Name: KOEHNE, DENISE L

Valuation Report

08/25/2014
Page 441
016-016-001
AYERS JCT RD

Account: 196 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 11 Route 214

Zoning/Use Rural
Topography Rolling
Utilities NoneNone
Street Paved

Sale Data	
Sale Date	12/19/2012
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
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.40	Acres-Rear Land 1 =<100	500.00	1,200	100%		1,200
Total Acres 2.40				Land Total		1,200
Accpt Land		1,200	Accepted Bldg		0	Total
						1,200

Pembroke

Valuation Report

08/25/2014

Name: KOEHNE, DENISE L

Page 442

WILCOX, GAIL B

Map/Lot:

016-017

Account: 919 Card: 1 of 1

Location:

US RTE 1

Neighborhood 10 Route 1

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

Sale Data	
Sale Date	12/19/2012
Sale Price	123,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Commercial Lot	28,000.00	28,000	100%		28,000
1.60	Acres-Rear Land 1 =<100	500.00	800	100%		800
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
1.00	# -Lot Improvements	3,000.00	3,000	50%		1,500
Total Acres 2.60					Land Total	36,300

Commercial Description

Occupancy Type	Apartments.....						
Class & Quality	Frame.....Avg.						
# Dwelling Units	4						
Exterior	Aluminum/Vinyl						
Stories & Height	2 STORY @ 8'						
Heating/Cooling	Forced Warm Air						
Built	1970						
Remodeled	2013						
Base Cost/Sqft		35.61					
Heat-Cool/Sqft	+	4.77					
Total		40.38					
Size Factor	X	1.007					
Adjusted Cost/Sqft		40.66					
Total Square Feet	X	4,200					
Replacement Cost		170,772					
Condition	Below Average						
% Good Physical	X	.70					
Functional	X	1.00					
Subtotal		119,540					
Economic Factor	X 1.00						
			Total Value		119,540		

Acpt Land	36,300	Accepted Bldg	119,500	Total	155,800
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Pembroke
Name: KOOREY, STEFANI

Valuation Report

08/25/2014

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Map/Lot:

005-010-004

Location:

LEIGHTON PT RD

Account: 940 Card: 1 of 1

Neighborhood 2 Leighton Pt Rd

Sale Data	
Sale Date	09/24/2008
Sale Price	19,900
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use	Residential 1
Topography	Rolling
Utilities	NoneNone
Street	Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,000.00	25,000	100%		25,000
4.16	Acres-Rear Land 1 =<100	500.00	2,080	100%		2,080
Total Acres 5.16				Land Total		27,080
Accpt Land		27,100	Accepted Bldg	0	Total	27,100

Pembroke
Name: KOVECSSES, LASZLO A & PAULA A

Valuation Report

08/25/2014
Page 444
009-006-001
777 US RTE 1

Account: 717 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 16 East River Rd

Zoning/Use Rural
Topography Rolling
Utilities NoneNone
Street Paved

Sale Data	
Sale Date	12/13/2006
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
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
21.00	Acres-Rear Land 1 =<100	500.00	10,500	100%		10,500
0.64	Acres-Rear Land 1 =<100	500.00	320	100%		320
Total Acres 22.64			Land Total			25,820
Acpt Land		25,800	Accepted Bldg		0	Total
						25,800

Pembroke
Name: KRAKOW, M CHERYL

Valuation Report

08/25/2014

Page 445

Map/Lot:

003-029-002

Account: 994 Card: 1 of 1

Location:

543 GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Deep Ocean	440.00	88,000	100%		88,000
481 X 220	\$/FF -Deep Ocean	440.00	211,640	15%	Size/Shape	31,746
3.70	Acres-Rear Land 1 =<100	500.00	1,850	100%		1,850
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
1.00	# -Lot Improvements	3,000.00	3,000	50%		1,500
Total Acres 7.14						Land Total 129,096

Dwelling Description

Replacement Cost New

Contemporary	One & 1/2 Story	985 Sqft	Grade B 100	Base	105,746
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-8,223
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-3,606
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,288
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2013	0	Modern	Modern	Average	Typical	96,205
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		95%	100%	100%
						Value(Rcnld)
						91,395

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2013	625	B 100	12.369	Avg.	95%	100%	100%	11,751
Finished Attic	2013	468	B 100	12.881	Avg.	95%	100%	100%	12,237
Wood Deck	2013	216	B 100	1.690	Avg.	95%	100%	100%	1,605
Carport/Canopy	2013	216	B 100	3.276	Avg.	95%	100%	100%	3,112
Open Frame Porch	2013	48	B 100	890	Avg.	95%	50%	100%	422
Outbuilding Total									29,127

Acpt Land

129,100

Accepted Bldg

120,500

Total

249,600

Pembroke
Name: KRAKOW, M CHERYL

Valuation Report

08/25/2014

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Map/Lot:

003-029-002

Location:

543 GARNET HEAD RD

Account: 994 Card: 1 of 1



Pembroke
Name: KRATKY, STEPHAN D & HILARY S

Valuation Report

08/25/2014

Page 447

Map/Lot:

009-009

Location:

0 US RTE 1

Account: 681 Card: 1 of 1

Neighborhood 10 Route 1

Zoning/Use Rural
Topography Rolling
Utilities None
Street Paved

Sale Data	
Sale Date	05/06/2006
Sale Price	46,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 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 1 = <100	500.00	25,000	100%		25,000
24.34	Acres-Rear Land 2 = 101-200	350.00	8,519	100%		8,519
Total Acres 74.34			Land Total			33,519
Accpt Land		33,500	Accepted Bldg		0	Total
						33,500

Pembroke
Name: KYDD, PATTISON

Valuation Report

08/25/2014

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Map/Lot:

003-035

Account: 458 Card: 1 of 1

Location:

399 GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

Zoning/Use Shore
Topography Rolling
Utilities Drilled WellCesspool
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Deep Ocean	440.00	88,000	100%		88,000
200 X 220	\$/FF -Deep Ocean	440.00	88,000	75%	Excess Frt	66,000
200 X 220	\$/FF -Deep Ocean	440.00	88,000	50%	Excess Frt	44,000
200 X 220	\$/FF -Deep Ocean	440.00	88,000	15%	Excess Frt	13,200
10.10	Acres-Rear Land 1 =<100	500.00	5,050	100%		5,050
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 14.14						Land Total 222,250

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	690 Sqft	Grade D 100	Base	57,809
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	50% Forced Warm	Cooling	0% None	Heat	-1,486
Rooms	4				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-594
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1890	0	Obsolete	Old Type	Fair	Typical	55,729	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		30%	86%	100%	14,378

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1890	442	D 100	10,717	Fair	30%	100%	100%	3,215
Unfinished Attic	1890	442	D 100	1,910	Fair	30%	100%	100%	573
One Story Frame	1890	140	D 100	3,395	Fair	30%	100%	100%	1,018
Stable w/Loft	1890	442	D 100	8,348	Fair	30%	100%	100%	2,504
Frame Shed	1890	80	E 100	1,114	Poor	20%	100%	100%	223
Frame Shed	1890	80	E 100	1,114	Poor	20%	100%	100%	223
Stable w/Loft	1980	960	C 100	17,738	Avg.	78%	100%	100%	13,836
Frame Garage	1988	864	C 100	13,124	Avg.	82%	100%	100%	10,762
Frame Shed	1980	400	E 100	3,405	Fair	64%	100%	100%	2,179
Outbuilding Total									34,533

Acpt Land

222,300

Accepted Bldg

48,900 Total

271,200

Pembroke

Valuation Report

08/25/2014

Name: KYDD, PATTISON (L/E)

Page 449

LINGLEY, DWIGHT L & VALERIE

Map/Lot:

006-002

Account: 539 Card: 1 of 1

Location:

375 GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

Sale Data

Sale Date 09/17/2012

Sale Price 0

Sale Type Land Only

Financing Unknown

Verified Public Record

Validity Other Non Valid

Zoning/Use Residential 1
 Topography Level
 Utilities Drilled WellCesspool
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
18.00	Acres-Rear Land 1 =<100	500.00	9,000	100%		9,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 19.00						Land Total 30,000

Dwelling Description**Replacement Cost New**

Conventional	One & 1/2 Story	682 Sqft	Grade D 100	Base	55,033
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	-4,813
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-1,258
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-839
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	0	Old Type	Old Type	Below Average	Typical	48,123
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		40%	90%	100%
						Value(Rcnld)
						17,324

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1840	468	D 100	11,347	Avq-	40%	100%	100%	4,539
Frame Shed	1840	465	D 100	6,345	Fair	30%	90%	100%	1,714
Unfin Basement	1840	468	D 100	5,555	Avq-	40%	100%	100%	2,222
Finished Attic	1840	468	D 100	8,658	Avq-	40%	100%	100%	3,463
Frame Garage	1840	378	D 100	5,783	Fair	30%	100%	100%	1,735
Frame Shed	1840	294	D 100	4,340	Fair	30%	90%	100%	1,172
Frame Shed	1840	264	D 100	3,987	Fair	30%	100%	100%	1,196
Fireplace #	1840	1	E 100	2,800	Poor	20%	100%	100%	560
Outbuilding Total									16,601

Acpt Land

30,000

Accepted Bldg

33,900

Total

63,900

Pembroke
Name: LABBADIA, WILLIAM R & GAIL L

Valuation Report

08/25/2014

Page 450

Map/Lot:

009-015-001

Account: 870 Card: 1 of 1

Location:

OLD COUNTY RD

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities NoneNone
Street None

Sale Data
Sale Date 02/22/2006
Sale Price 8,000
Sale Type Land & Buildings
Financing Unknown
Verified Agent
Validity Split/Assemblage

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	90%	Vacancv	13,500
9.25	Acres-Rear Land 1 =<100	500.00	4,625	100%		4,625
Total Acres 10.25						Land Total 18,125

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
Stable w/Loft	1976	2700	D 100	35.360	Fair	61%	50% 100%	10,785
Outbuilding Total								10,785

Accpt Land

18,100

Accepted Bldg

10,800

Total

28,900

Pembroke
Name: LAKE MAY POWER COMPANY

Valuation Report

08/25/2014

Page 451

Map/Lot:

003-020

Account: 436 Card: 1 of 1

Location:

504 GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

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

Sale Data
Sale Date 10/09/2012
Sale Price 148,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
5.20	Acres-Rear Land 1 =<100	500.00	2,600	100%		2,600
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 6.20 Land Total						23,600

Dwelling Description

Replacement Cost New

Conventional	Two Story	735 Sqft	Grade D 110	Base	68,528
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	-331
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	1,207
Rooms	11				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,326
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Above Average	Typical	68,078
Functional Obsolescence						Value(Rcnd)
None		None		Phys. % 60%	Func. % 100%	
					Econ. % 100%	40,847

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Two Story Frame	1900	391	D 110	15,435	Avq+	60%	100%	100%	9,261
One Story Frame	1970	170	D 110	4,533	Avq+	60%	100%	100%	2,720
Stable w/Loft	1900	2250	E 50	9,139	Poor	20%	100%	100%	1,828
Frame Garage	1993	768	C 100	11,924	Avq.	85%	100%	100%	10,135
Frame Shed	2011	336	C 100	5,893	Avq.	95%	50%	100%	2,799
Outbuilding Total									26,743

Acpt Land

23,600

Accepted Bldg

67,600

Total

91,200

Pembroke
Name: LAKE MAY POWER COMPANY

Valuation Report

08/25/2014

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Map/Lot:

003-020

Account: 436 Card: 1 of 1

Location:

504 GARNET HEAD RD



Pembroke
Name: LALLY,ROBERT & CAROL

Valuation Report

08/25/2014

Page 453

Map/Lot:

013-043

Account: 960 Card: 1 of 1

Location:

30 PINE LN

Neighborhood 18 Robbinston Ridge

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

Sale Data
Sale Date 07/23/2003
Sale Price 15,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -River Front	110.00	22,000	100%		22,000
200 X 220	\$/FF -River Front	110.00	22,000	75%	Excess Frt	16,500
140 X 220	\$/FF -River Front	110.00	15,400	50%	Excess Frt	7,700
0.76	Acres-Rear Land 1 =<100	500.00	380	100%		380
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 3.49					Land Total	49,580

Dwelling Description

Replacement Cost New

Other	Two Story	480 Sqft	Grade SC100	Base	40,811
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	-3,828
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,267
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-634
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	Typical	Typical	Below Average	Typical	35,082
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		71%	100%	100%
						24,908

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1980	120	D 100	2.297	Fair	64%	100%	100%	1,470
Wood Deck	1985	240	SC100	1.002	Avq-	71%	100%	100%	711
									2,181

Outbuilding Total

Acpt Land

49,600

Accepted Bldg

27,100

Total

76,700

Pembroke
Name: LANE, ANN

Valuation Report

08/25/2014

Page 454

Map/Lot:

002-023

Account: 391 Card: 1 of 1

Location:

234 YOUNGS COVE RD

Neighborhood 5 Middle Cross Rd

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 24 19 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	95%		14,250
17.60	Acres-Rear Land 1 =<100	500.00	8,800	100%		8,800
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 18.60						Land Total 29,050

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	616 Sqft	Grade D 110	Base	60,040
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	-5,026
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	1,128
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-583
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Average	Typical	55,559
Functional Obsolescence						Value(Rcnld)
None		None		Phys. % 50%	Func. % 100%	27,780

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
1 & 1/2 Story Fr	1900	352	D 110	12,765	Avq.	50%	100%	6,382
Outbuilding Total								6,382

Acpt Land

29,100

Accepted Bldg

34,200

Total

63,300

Pembroke
Name: LANK, AARON D & JAMIE M

Valuation Report

08/25/2014

Page 455

Map/Lot:

017-023

Account: 324 Card: 1 of 1

Location:

29 LITTLE FALLS RD

Neighborhood 13 Little Falls Rd

Zoning/Use Shore
Topography Below Street
Utilities Dug WellSeptic System
Street Paved

Sale Data
Sale Date 09/30/2005
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

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 231	\$/FF -River Front	77.00	15,780	100%		15,780
120 X 231	\$/FF -River Front	77.00	9,468	75%	Excess Frt	7,101
1.00	# -Lot Improvements	2,100.00	2,100	100%		2,100
1.00	# -Lot Improvements	2,100.00	2,100	60%		1,260
Total Acres 1.70						Land Total 26,241

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	368 Sqft	Grade D 110	Base	48,141
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-166
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-871
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	-581
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Old Type	Old Type	Below Average	Typical	46,523
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		40%	90%	100%
						Value(Rcnld) 16,748

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 3/4 Storv Fr	1900	345	D 110	13.068	Avq-	40%	100%	100%	5,227
Encl Frame Porch	1900	120	D 110	2.500	Avq-	40%	100%	100%	1,000
Frame Shed	1900	252	E 100	2.345	Poor	20%	100%	100%	469
Outbuilding Total									6,696

Acpt Land

26,200

Accepted Bldg

23,400

Total

49,600

Pembroke
Name: LAPLANT, ROGER L

Valuation Report

08/25/2014

Page 456

Map/Lot:

017-026

Account: 326 Card: 1 of 1

Location:

2 EAST RIVER RD

Neighborhood 13 Little Falls Rd

Zoning/Use Shore
Topography Below Street
Utilities Dug WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 11/10/2011
Sale Price 16,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
075 X 157	\$/FF -River Front	77.00	4,879	100%		4,879
1.00	# -Lot Improvements	2,100.00	2,100	100%		2,100
1.00	# -Lot Improvements	2,100.00	2,100	60%		1,260
Total Acres 0.27						8,239

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	798 Sqft	Grade D 100	Base	62,520
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	-327
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-1,717
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,145
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition				
1900	0	Old Type	Old Type	Poor				59,331
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)	
Fire Damage		None		20%	45%	100%	5,340	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1900	140	E 100	1,544	Poor	20%	100%	100%	309
One Story Frame	1900	40	E 100	591	Fair	30%	100%	100%	177
1 & 3/4 Story Fr	1900	442	D 100	15,218	Fair	30%	100%	100%	4,565
Outbuilding Total									5,051

Accpt Land	8,200	Accepted Bldg	10,400	Total	18,600
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Pembroke

Valuation Report

08/25/2014

Name: LAPLANTE, COREY

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LAPLANTE, ROGER

Map/Lot:

012-006

Account: 1068 Card: 1 of 1

Location:

AYERS JUNCTION RD

Neighborhood 11 Route 214
 Tree Growth 1999
 Zoning/Use Rural
 Topography Rolling
 Utilities None
 Street Paved

Sale Data	
Sale Date	10/22/2010
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 6 0

TG Update/Year.. 2011 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
48.00	Acres-Softwood	122.00	5,856	100%		5,856
1.00	Acres-Rear Land 1 =<100	500.00	500	100%		500
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
Total Acres 50.00					Land Total	21,356

Accpt Land

21,400

Accepted Bldg0 **Total**

21,400

Pembroke

Valuation Report

08/25/2014

Name: LAPORTE, DENNIS

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LAPORTE, PAULA POLACEK

Map/Lot:

006-004-001

Account: 971

Card: 1 of 1

Location:

GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

Sale Data	
Sale Date	08/01/1998
Sale Price	16,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 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)	7,000.00	7,000	100%		7,000	
4.00	Acres-Rear Land 1 =<100	500.00	2,000	100%		2,000	
Total Acres 5.00					Land Total	9,000	
Accpt Land		9,000	Accepted Bldg		0	Total	9,000

Pembroke
Name: LEAVAITT, JOHN J

Valuation Report

08/25/2014

Page 459

Map/Lot:

014-002

Account: 2 Card: 1 of 1

Location:

8 JOHNSON LN

Neighborhood 2 Leighton Pt Rd

Zoning/Use Residential 1
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 06/01/2001
Sale Price 48,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,000.00	25,000	100%		25,000
0.16	Acres-Rear Land 1 =<100	500.00	80	100%		80
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.16 Land Total						31,080

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	616 Sqft	Grade C 110	Base	70,126
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	-339
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	2,750
Insulation	None			Insulation	-1,016
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	1988	Typical	Typical	Average	Typical	
Functional	Obsolescence	Economic	Obsolescence	Phys. %	Func. %	Econ. %
Incomplete	None	None	None	55%	75%	100%
Value(Rcnld)						71,521
29,502						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1988	360	C 100	10,644	Avq.	82%	65%	100%	5,673
Unfin Basement	1988	360	C 100	6,080	Avq.	82%	65%	100%	3,241
1 Story Masonrv	1988	280	C 110	10,056	Avq.	55%	65%	100%	3,595
Unfin Basement	988	280	C 110	6,124	Avq.	55%	65%	100%	2,189
One Story Frame	1988	144	C 100	4,257	Avq.	82%	65%	100%	2,269
Unfin Basement	1988	144	C 100	4,693	Avq.	82%	65%	100%	2,501
Wood Deck	2003	150	C 100	1,015	Avq.	91%	100%	100%	924
Outbuilding Total									20,392

Acpt Land

31,100

Accepted Bldg

49,900

Total

81,000

Pembroke
Name: LEIBY,MARY PAT

Valuation Report

08/25/2014

Page 460

Map/Lot:

017-063

Account: 359 Card: 1 of 1

Location:

13 HIGH ST

Neighborhood 21 High Street

Sale Data	
Sale Date	08/01/1988
Sale Price	37,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	
Validity	Arms Length Sale

Reference 1 B1528P101 08/88

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.20	Acres-Rear Land 1 =<100	500.00	100	100%		100
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.20 Land Total						21,100

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	572 Sqft	Grade D 110	Base	57,929
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	Full Bmt	Basement	-258
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	-542
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Typical	Typical	Average	Typical	57,129
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		50%	100% 100%	28,564
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	
One Story Frame	1980	320	C 100	9,461 Avq.	78% 100% 100%	7,380
Frame Garage	1920	252	D 100	4,494 Fair	30% 100% 100%	1,348
Unfinished Attic	1920	252	D 100	1,582 Fair	30% 100% 100%	475
Frame Shed	1920	108	E 100	1,316 Poor	20% 90% 100%	237
Outbuilding Total						9,440
Acpt Land		21,100	Accepted Bldg		38,000 Total	59,100

Pembroke

Valuation Report

08/25/2014

Name: LEIGHTON SR, BASIL H

Page 461

LEIGHTON, LINDA S

Map/Lot:

007-020

Account: 622 Card: 1 of 1

Location:

83 US RTE1

Neighborhood 10 Route 1

Zoning/Use Residential 1
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/23/2006
 Sale Price 29,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00						Land Total 21,000

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	448 Sqft	Grade D 110	Base	51,979
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-202
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,414
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	-707
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1950	Typical	Typical	Average	Typical	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	50%	95%	100%	23,587	
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN	Cond	
One Story Frame	1900	240	D 110	6,402	Avq.	3,201
Wood Deck	1900	100	D 110	662	Avq.	331
Frame Shed	1900	180	D 100	3,002	Avq-	1,201
Frame Garage	1900	228	E 100	2,590	Poor	518
Frame Shed	1965	1324	D 100	16,423	Poor	7,062
Finished Attic	1900	240	D 110	7,652	Avq.	3,826
Wood Deck	2000	200	D 110	1,168	Avq.	584
Outbuilding Total						16,723

Acpt Land

21,000

Accepted Bldg

40,300

Total

61,300

Pembroke
Name: LEIGHTON SR, MARGARET & SHERMAN

Valuation Report

08/25/2014

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Map/Lot:

014-009-001

Account: 947 Card: 1 of 1

Location:

81 OLD COUNTY RD

Neighborhood 12 Old Route 1

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

Sale Data	
Sale Date	08/21/2006
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.15	Acres-Rear Land 1 =<100	500.00	75	100%		75
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.15						Land Total 21,075

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Masonry Garage	1989	2040	B 100	39.022	Avg.	83%	100%	100%	32,388
Outbuilding Total									32,388
Acpt Land		21,100	Accepted Bldg		32,400	Total			53,500

Pembroke
Name: LEIGHTON, JAMES R

Valuation Report

08/25/2014

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Map/Lot:

015-005

Account: 118 Card: 1 of 1

Location:

339 OLD COUNTY RD

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
Topography Below Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 06/13/2013
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
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.26	Acres-Homesite (Fract)	15,000.00	7,649	100%		7,649
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.26						Land Total 13,649

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	315 Sqft	Grade C 100	Base	50,552
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-157
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	-331
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1996	Typical	Typical	Fair	Typical	50,064
Functional Obsolescence						Value(Rcnld)
None						15,019

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1930	338	C 100	9.995	Fair	30%	100%	100%	2.998
Finished Attic	1930	338	C 100	9.376	Fair	30%	100%	100%	2.813
Frame Garaqe	2001	1008	C 110	16.414	Avg.	89%	100%	100%	14.608
Outbuilding Total									20,419

Acpt Land

13,600

Accepted Bldg

35,400 **Total**

49,000

Pembroke
Name: LEIGHTON, LINDA S

Valuation Report

08/25/2014
Page 464
008-023-B
17 BASILS LN

Account: 1015 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 10 Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities Dug WellSeptic System
Street Paved

Reference 1
Reference 2 MBHM SITE
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Sites-Mobile Home Site	4,000.00	920	100%		920
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.00				Land Total		6,920
Accpt Land		6,900	Accepted Bldg		0	Total
						6,900

Name: LEIGHTON, SHERMAN G & MARGARET C (L/E)

Page 465

LEIGHTON, JOHN THOMAS

Map/Lot:

001-002

Account: 212 Card: 1 of 1

Location:

18 HATEVIL DR

Neighborhood 1 Revers Falls Rd

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
096 X 220	\$/FF -Tidal Ocean	330.00	31,680	75%	Excess Frt	23,760
1.21	Acres-Rear Land 1 =<100	500.00	605	100%		605
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.70					Land Total	96,365

Dwelling Description**Replacement Cost New**

Log Home	One Story	632 Sqft	Grade C 100	Base	47,475
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 Crawl	Basement	-2,664
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,264
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-625
Attic	1/2 Finished			Attic	5,278
FirePlaces	1			Fireplace	2,500
Insulation	None			Insulation	-632
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	2000	Obsolete	Typical	Average	Typical	50,068
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		74%	90%	100%
						Value(Rcnld)
						33,345

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1973	78	C 100	2,173	Avq.	74%	100%	100%	1,608
Open Frame Porch	1973	180	C 100	2,157	Avq.	74%	100%	100%	1,596
Wood Deck	1973	180	C 100	1,183	Avq.	74%	100%	100%	875
Frame Shed	1973	32	E 100	771	Poor	49%	50%	100%	189
Finished Attic	2000	328	C 100	9,285	Avq.	74%	90%	100%	6,184
2S Frame Garage	2006	1221	C 100	21,545	Avq.	74%	100%	100%	15,943
Masonry Shed	2006	120	C 100	3,189	Avq.	74%	100%	100%	2,360
Finished Attic	2006	1221	D 100	14,277	Avq.	92%	100%	100%	13,135
Outbuilding Total									41,890

Acpt Land

96,400

Accepted Bldg

75,200

Total

171,600

Pembroke
Name: LEIGHTON,BASIL

Valuation Report

08/25/2014

Page 466

Map/Lot:

013-019

Account: 840 Card: 1 of 1

Location:

46 PORTERS LANDING

Neighborhood 17 Mount Tom Rd

Zoning/Use Residential 1
Topography Rolling
Utilities None
Street Gravel

Reference 1 B1096P160

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

				Land Description						
Units	Method - Description			Price/Unit	Total	Fctr	Influence		Value	
1.00	Acres-Homesite (Fract)			15,000.00	15,000	95%			14,250	
1.00	Acres-Rear Land 1 =<100			500.00	500	100%			500	
Total Acres 2.00						Land Total			14,750	
Outbuildings/Additions/Improvements						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1985	320	D 100	4,644	Avg.	80%	100%	100%	3,715	
Outbuilding Total									3,715	
Acpt Land		14,800		Accepted Bldg		3,700		Total	18,500	

Pembroke
Name: LEIGHTON,BASIL

Valuation Report

08/25/2014
Page 467
012-014-005
AYERS JCT RD

Account: 1016 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 11 Route 214

Zoning/Use Rural
Topography Rolling
Utilities None
Street Gravel

Sale Data
Sale Date 03/01/1997
Sale Price 250
Sale Type Land Only
Financing
Verified
Validity Arms Length Sale

Reference 1 B2149P213 03/97

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Fract)	7,000.00	4,950	50%	Access	2,475
Total Acres 0.50						Land Total 2,475

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value Rcnld
							Func Econ	
Frame Shed	1991	144	E 100	1,574	Fair	71%	70% 100%	783
Outbuilding Total								783

Accpt Land	2,500	Accepted Bldg	800	Total	3,300
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Pembroke
Name: LEIGHTON,BASIL H & LINDA S

Valuation Report

08/25/2014

Page 468

Map/Lot:

008-021

Account: 1081 Card: 1 of 1

Location:

US RTE 1

Neighborhood 10 Route 1

Zoning/Use Residential 1
Topography Level
Utilities None
Street Paved

Reference 1 B2461P109 07/00

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
10.00	Acres-Rear Land 1 =<100	500.00	5,000	100%		5,000
Total Acres 11.00			Land Total			20,000
Accpt Land		20,000	Accepted Bldg		0	Total
						20,000

Pembroke
Name: LEIGHTON,BASIL H JR & LISA M

Valuation Report

08/25/2014

Page 469

Map/Lot:

017-015-A

Location:

LITTLE FALLS RD

Account: 316 Card: 1 of 1

Neighborhood 13 Little Falls Rd

Zoning/Use Residential 1
Topography Above Street
Utilities Drilled Well
Street Semi-Improved

Reference 1 B1684P032

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.81	Acres-Homesite (Fract)	15,000.00	13,500	100%		13,500
Total Acres 0.81						13,500

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1965	600	C 100	9,827	Avg.	69%	100%	100%	6,781
Outbuilding Total									6,781

Accpt Land	13,500	Accepted Bldg	6,800	Total	20,300
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Neighborhood 10 Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities Dug WellSeptic System
Street Paved

Reference 1 B1971P194
Reference 2 2002/NEW DECK
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
23.00	Acres-Rear Land 1 =<100	500.00	11,500	100%		11,500
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
0.73	Acres-Rear Land 1 =<100	500.00	365	100%		365
Total Acres 24.73 Land Total						31,665

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	448 Sqft	Grade D 100	Base	47,254
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-184
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	-386
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						Layout		Total
Built	Renovated	Kitchens	Baths	Condition		Typical		
1890	1955	Obsolete	Obsolete	Fair				46,684
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)	
None		None		30%	81%	100%	11,344	

Outbuildings/Additions/Improvements										Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		Rcnld
1 & 1/2 Story Fr	1890	330	D 100	10,881	Fair	30%	100%	100%		3,264
Frame Shed	1890	375	D 100	5,291	Fair	30%	100%	100%		1,587
Frame Shed	1890	2220	E 100	16,425	Fair	30%	100%	100%		4,928
Frame Shed	1890	352	E 50	1,530	Fair	30%	100%	100%		459
Frame Shed	1890	320	E 100	2,831	Fair	30%	100%	100%		849
Frame Shed	1890	64	E 50	501	Fair	30%	100%	100%		150
Outbuilding Total										11,237

Acpt Land	31,700	Accepted Bldg	22,600	Total	54,300
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Pembroke
Name: LEIGHTON,DAVID

Valuation Report

08/25/2014

Page 471

Map/Lot:

008-007

Account: 641 Card: 1 of 1

Location:

LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

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

Reference 1 B1561P188

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 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 1 =<100	500.00	25,000	100%		25,000
8.00	Acres-Rear Land 2 = 101-200	350.00	2,800	100%		2,800
Total Acres 58.00				Land Total		27,800
Accpt Land		27,800	Accepted Bldg	0	Total	27,800

Pembroke
Name: LEIGHTON,DAVID & LOIS

Valuation Report

08/25/2014

Page 472

Map/Lot:

014-005

Account: 6 Card: 1 of 1

Location:

11 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Zoning/Use Residential 1
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.52	Acres-Homesite (Fract)	25,000.00	18,028	100%		18,028
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
					Land Total	24,028

Dwelling Description

Replacement Cost New

Conventional	One Story	609 Sqft	Grade C 100	Base	46,613
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-304
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	Full Finished			Attic	8,459
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1945	1965	Old Type	Typical	Below Average	Typical	54,768
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	49%	95%	100%	25,495	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1965	168	C 100	4,967	Avq-	49%	100%	100%	2,434
Unfin Basement	1965	168	C 100	4,847	Avq-	49%	100%	100%	2,375

Outbuilding Total 4,809

Acpt Land

24,000

Accepted Bldg

30,300

Total

54,300

Neighborhood 6	Ox Cove Rd					Sale Data
Zoning/Use	Residential 1					Sale Date 10/01/1996
Topography	Above Street					Sale Price 60,000
Utilities	Dug WellSeptic System					Sale Type Land & Buildings
Street	Gravel					Financing
						Verified
						Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
9.00	Acres-Rear Land 1 =<100	500.00	4,500	100%		4,500
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 10.00						Land Total 24,300

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	780 Sqft	Grade C 100	Base		72,106
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		-390
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	3					
Bedrooms	1	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	1			Fireplace		2,500
Insulation	Minimal			Insulation		-702
Unfin. Living Area	10%			Unfinished		-936

Dwelling Condition				Uniminished				550	
Built	Renovated	Kitchens	Baths	Condition	Layout			Total	
1969	0	Typical	Typical	Average	Typical			72,578	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		71%	100%	100%	51,530		
Outbuildings/Additions/Improvements				Percent Good				Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	2001	896	C 110	14,875	Avq.	89%	100%	100%	13,239
Encl Frame Porch	1969	96	D 100	1,994	Fair	56%	100%	100%	1,117
Wood Deck	1998	128	C 100	892	Avq.	71%	100%	100%	633
Outbuilding Total									14,989
Accpt Land		24,300		Accepted Bldg		66,500	Total		90,800

Pembroke
Name: LEIGHTON,SHERMAN

Valuation Report

08/25/2014

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Map/Lot:

014-009-A

Account: 11 Card: 1 of 1

Location:

1 LEIGHTON POINT RD

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
Topography Above Street
Utilities NoneNone
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	1988	14X48	C 100	22,195	Avq.	40%	100%	100%	8,878
Wood Deck	1988	240	C 100	1,519	Avq.	82%	100%	100%	1,246
Outbuilding Total									10,124
Acpt Land			0	Accepted Bldg			10,100	Total	10,100

Pembroke

Valuation Report

08/25/2014

Name: LEIGHTON,SKILAH R

Page 475

BARNES, AMY

Map/Lot:

008-023-B-MBHM

Account: 659

Card: 1 of 1

Location:

22 BASILS LN

Neighborhood 10 Route 1

Zoning/Use Residential 1
 Topography Rolling
 Utilities NoneSeptic System
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12Mobile Home	1972	12X62	C 100	23,143	Avq-	35%	100%	100%	8,100
One Story Frame	1972	144	C 100	4,257	Avq-	66%	100%	100%	2,810
Wood Deck	1972	192	C 100	1,250	Avq-	66%	100%	100%	825
Outbuilding Total									11,735
Acpt Land			0	Accepted Bldg			11,700	Total	11,700

Pembroke
Name: LEIGHTON,WALTER

Valuation Report

08/25/2014

Page 476

Map/Lot:

014-023

Account: 20 Card: 1 of 1

Location:

15 AYERS JCT RD

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 1 19 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.20	Acres-Rear Land 1 =<100	500.00	100	100%		100
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.20 Land Total						21,100

Dwelling Description

Replacement Cost New

Conventional	One Story	663 Sqft	Grade C 100	Base	48,636
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	1			Fireplace	2,500
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1945	1970	Typical	Typical	Average	Typical	
Functional	Obsolescence	Economic	Obsolescence	Phys. %	Func. %	Econ. %
None		None		58%	100%	100%
Value(Rcnd)						51,136
29,659						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
One Story Frame	1970	575	C 100	17,002	Avg.	58%	100%	100%	9,861
Wood Deck	1970	112	C 100	802	Avg.	58%	100%	100%	465
Frame Garage	1970	600	C 100	9,827	Avg.	58%	100%	100%	5,700
Outbuilding Total									16,026

Acpt Land

21,100

Accepted Bldg

45,700

Total

66,800

Pembroke
Name: LEISER,DONALD

Valuation Report

08/25/2014
Page 477
012-025
AYERS JCT RD

Account: 812 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 11 Route 214

Zoning/Use Rural
Topography Rolling
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
53.00	Acres-Rear Land 1 =<100	500.00	26,500	100%		26,500
Total Acres 53.00				Land Total		26,500
Accpt Land		26,500	Accepted Bldg	0	Total	26,500

Neighborhood 20 Factory Rd

Zoning/Use Shore
Topography Below Street
Utilities Dug WellSeptic System
Street Semi-Improved

Reference 1 B1573P244

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
175 X 155	\$/FF -River Front	110.00	16,158	100%		16,158
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 0.62						Land Total 20,958

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	588 Sqft	Grade D 110	Base	58,696
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	None	Basement	-4,912
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	-557
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	1940	Typical	Typical	Good	Typical	53,227			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		70%	100%	100%	37,259		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	1992	384	C 100	6,551	Avq.	84%	100%	100%	5,503
Unfin Basement	1992	384	C 100	6,236	Avq.	84%	100%	100%	5,238
Frame Garage	1992	352	C 100	6,730	Avq.	84%	100%	100%	5,653
Wood Deck	1998	144	C 100	981	Avq.	88%	100%	100%	863
Encl Frame Porch	2007	90	D 110	2,115	Avq.	93%	0%	100%	0
Outbuilding Total									17,257
Acpt Land		21,000		Accepted Bldg		54,500		Total	75,500

Pembroke
Name: LEONARD,MARY S.

Valuation Report

08/25/2014
Page 479
013-008-002
68 MT TOM RD

Account: 829 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 17 Mount Tom Rd

Zoning/Use Residential 1
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1 B1277P194

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.40	Acres-Rear Land 1 =<100	500.00	200	100%		200
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.40 Land Total						21,200

Dwelling Description

Replacement Cost New

Ranch	One Story	1,350 Sqft	Grade C 110	Base	81,808
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Crawl	Basement	-5,252
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,351
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
1984	0	Typical	Typical	Average	Typical	77,907
Functional Obsolescence						Value(Rcnld)
Incomplete						
Economic Obsolescence						49,860
None						
80%						
80%						
100%						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1984	720	C 110	12,457	Avq.	80%	100%	100%	9,966
Wood Deck	1984	128	C 110	981	Avq.	80%	100%	100%	785
Outbuilding Total									10,751

Acpt Land

21,200

Accepted Bldg

60,600

Total

81,800

Pembroke
Name: LESTER-BENNETT, DELLA

Valuation Report

08/25/2014
Page 480
009-015-00A
OLD RT 1

Account: 688 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 12 Old Route 1

Zoning/Use Rural
Topography Rolling
Utilities None
Street None

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
2.00	Acres-Rear Land 1 =<100	500.00	1,000	100%		1,000
Total Acres 3.00			Land Total			16,000
Accpt Land		16,000	Accepted Bldg		0	Total 16,000

Pembroke

Valuation Report

08/25/2014

Name: LEWEY, CYNTHIA L

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MURRAY, SHEILA A

Map/Lot:

017-001-001

Account: 303 Card: 1 of 1

Location:

682 US RTE 1

Neighborhood 10 Route 1

Zoning/Use Residential 1
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
1.90	Acres-Rear Land 1 =<100	500.00	950	100%		950
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.90						Land Total 21,950

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
Fleetwood M/H	1993	14X67	B 100	32,631	Avq.	46%	100%	100%	14,847
Frame Shed	1850	64	E 50	501	Poor	20%	100%	100%	100
Encl Frame Porch	2004	168	B 100	4,222	Avq.	91%	100%	100%	3,842
Frame Shed	2003	168	E 100	1,744	Avq.	91%	100%	100%	1,587
Outbuilding Total									20,376
Accpt Land		22,000	Accepted Bldg			20,400	Total		42,400

Pembroke

Valuation Report

08/25/2014

Name: LEWEY, NEWELL F

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BISSONETTE, JAMIE L

Map/Lot:

005-010-002

Account: 507 Card: 1 of 1

Location:

293 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Sale Data

Sale Date 09/25/2008
 Sale Price 71,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use Residential 1
 Topography Rolling
 Utilities Dug WellSeptic System
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,000.00	25,000	100%		25,000
1.50	Acres-Rear Land 1 =<100	500.00	750	100%		750
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.50						31,750

Land Total

Dwelling Description**Replacement Cost New**

Cape Cod	One & 1/2 Story	850 Sqft	Grade D 110	Base		68,256
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		-383
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	50% Forced Warm	Cooling	0% None	Heat		-1,725
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		-690
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1875	0	Old Type	Old Type	Below Average	Typical	65,458
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		40%	90%	100%

Value(Rcnld)

23,565

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Garage	1875									0
Wood Deck	2012	360	D 110	1,975	Avg.	95%	100%	100%		1,876
Carport/Canopy	2012	120	E 110	1,162	Avg.	95%	100%	100%		1,104
Outbuilding Total										2,980

Acpt Land

31,800

Accepted Bldg

26,500

Total

58,300

Pembroke
Name: LEWIS,RENEE J

Valuation Report

08/25/2014
Page 483
009-018-001
OLD RT 1

Account: 1097 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 12 Old Route 1

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

Sale Data	
Sale Date	04/01/2002
Sale Price	60,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B2617P223 04/02

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	75%	Excess Frt	49,500
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	50%	Excess Frt	33,000
360 X 220	\$/FF -Tidal Ocean	330.00	118,800	15%	Excess Frt	17,820
20.38	Acres-Rear Land 1 =<100	500.00	10,190	100%		10,190
Total Acres 25.23					Land Total	176,510

Acpt Land	176,500	Accepted Bldg	0	Total	176,500
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Pembroke
Name: LIGHT, CYNTHIA MAY

Valuation Report

08/25/2014

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Map/Lot:

017-046

Account: 340 Card: 1 of 1

Location:

40 MIDDLE ST

Neighborhood 22 Middle Street

Zoning/Use Residential 1
Topography Below Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 11/19/2013
Sale Price 14,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.32	Acres-Homesite (Fract)	15,000.00	8,485	100%		8,485
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.32						Land Total 14,485

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	572 Sqft	Grade D 100	Base	52,662
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	None	Basement	-4,407
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-2,052
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	-821
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Old Type	Old Type	Fair	Typical	45,382
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Delapidation		None		30%	72%	100%
						9,803

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1890	303	D 100	7,346	Fair	30%	80%	100%	1,763
Encl Frame Porch	1890	90	D 100	1,924	Fair	30%	80%	100%	462
Frame Garage	1890	320	D 100	5,190	Fair	30%	100%	100%	1,557
Frame Garage	1890	209	D 100	4,053	Fair	30%	100%	100%	1,216
Frame Shed	1890	100	E 100	1,257	Fair	30%	100%	100%	377
Outbuilding Total									5,375
Accpt Land		14,500	Accepted Bldg			15,200	Total		29,700

Pembroke
Name: LINCOLN CO

Valuation Report

08/25/2014

Page 485

Map/Lot:

017-065

Account: 956 Card: 1 of 1

Location:

US RTE 1

Neighborhood 10 Route 1

Zoning/Use Commercial
Topography Rolling
Utilities None
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1 =<100	500.00	5,000	100%		5,000
1.00	Acres-Gravel Pit	7,500.00	7,500	100%		7,500
Total Acres 11.00				Land Total		12,500
Accpt Land		12,500	Accepted Bldg	0	Total	12,500

Pembroke

Valuation Report

08/25/2014

Name: LINDEMANIS, ARTHUR & MEGAN

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LINDEMANIS REVOCABLE TRUST

Map/Lot:

009-009-003

Account: 1040 Card: 1 of 1

Location:

848 US RTE 1

Neighborhood 10 Route 1

Zoning/Use Commercial
 Topography Level
 Utilities None
 Street Paved

Sale Data
 Sale Date 02/17/2012
 Sale Price 120,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Commercial Lot	17,000.00	25,500	100%		25,500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.50						Land Total 31,500

Commercial Description

Occupancy Type	Medical Office..						
Class & Quality	Frame.....Avg.						
# Dwelling Units	0						
Exterior	Aluminum/Vinyl						
Stories & Height	1 STORY @ 10'						
Heating/Cooling	Wall Heaters						
Built	2004						
Remodeled	2012						
Base Cost/Sqft		52.64					
Heat-Cool/Sqft	+	1.75					
Total		54.39					
Size Factor	X	1.012					
Adjusted Cost/Sqft		55.04					
Total Square Feet	X	2,400					
Replacement Cost		132,096					
Condition	Good						
% Good Physical	X	.90					
Functional	X	1.00					
Subtotal		118,886					
Economic Factor	X 1.00						
Total Value						118,886	

Data used for
 calculations supplied
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Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Encl Frame Porch	2012	80	B 100	2,687	Avq+	95%	100%	100%		2,553
Wood Deck	2012	84	B 100	787	Avq+	95%	100%	100%		748
Outbuilding Total										3,301
Accpt Land		31,500	Accepted Bldg			122,200	Total			153,700

Pembroke

Valuation Report

08/25/2014

Name: LINDEMANIS, ARTHUR & MEGAN

Page 487

LINDEMANIS REVOCABLE TRUST

Map/Lot:

009-009-003

Account: 1040 Card: 1 of 1

Location:

848 US RTE 1



Valuation Report

08/25/2014

Page 488

Map/Lot:

014-040-003

Location:

23 RICON LN

Account: 32 Card: 1 of 1

Neighborhood 9 Centennial Rd

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data

Sale Date 08/13/2012
Sale Price 66,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
3.30	Acres-Rear Land 1 =<100	500.00	1,650	100%		1,650
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.30						Land Total 22,650

Dwelling Description

Replacement Cost New

Log Home	One Story	768 Sqft	Grade C 110	Base	57,826
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	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	6,404
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	64,230
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		76%	100%	48,815

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2003	192	C 110	1,375	Avq.	76%	100%	100%	1,045
Frame Shed	2000	240	E 100	2,260	Fair	77%	100%	100%	1,740
Frame Shed	2000	128	E 100	1,459	Poor	67%	100%	100%	978
One Story Frame	2003	192	C 110	6,244	Avq.	76%	100%	100%	4,745
Outbuilding Total									8,508

Acpt Land	22,700	Accepted Bldg	57,300	Total	80,000
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Pembroke
Name: LINGLEY, ALVERY L & KARIN R

Valuation Report

08/25/2014
Page 489
016-022
568 US RTE 1

Account: 203 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 10 Route 1

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

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
2.85	Acres-Rear Land 1 =<100	500.00	1,425	100%		1,425
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.85						Land Total 22,425

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1992	24	C 100	309	Avg.	84%	100%	100%	260
Frame Garage	1993	896	C 100	13,523	Avg.	85%	100%	100%	11,495
Encl Frame Porch	2007	72	C 100	2,087	Avg.	93%	100%	100%	1,941
26Mobile Home..	1992	25X49	C 100	57,459	Avg.	43%	100%	100%	24,564
Wood Deck	2000	160	C 100	1,071	Avg.	89%	100%	100%	953
One Story Frame	2008	256	C 100	7,570	Good	94%	100%	100%	7,116
Outbuilding Total									46,329
Acpt Land		22,400	Accepted Bldg		46,300	Total			68,700

Pembroke
Name: LINGLEY, DARLENE

Valuation Report

08/25/2014

Page 490

Map/Lot:

016-016

Account: 194 Card: 1 of 1

Location:

83 AYERS JCT RD

Neighborhood 11 Route 214

Zoning/Use Residential 1
Topography Rolling
Utilities Dug WellSeptic System
Street Paved

Reference 1 B1740P124 (LIFE ESTATE)

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
6.80	Acres-Rear Land 1 =<100	500.00	3,400	100%		3,400
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 7.80						Land Total 23,200

Dwelling Description

Replacement Cost New

Ranch	One Story	888 Sqft	Grade C 110	Base	62,771
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% 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
1980	0	Typical	Typical	Average	Typical	62,771
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	78%	100%	100%	48,961	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1980	48	C 110	1,561	Avq.	78%	100%	100%	1,218
Frame Shed	1980	140	D 100	2,533	Fair	64%	100%	100%	1,621
Outbuilding Total									2,839

Acpt Land

23,200

Accepted Bldg

51,800

Total

75,000

Pembroke
Name: LINGLEY, DARRIN

Valuation Report

08/25/2014

Page 491

Map/Lot:

014-053

Account: 49 Card: 1 of 1

Location:

159 HARDY POINT RD

Neighborhood 20 Factory Rd

Sale Data	
Sale Date	04/01/2011
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use Residential 1
Topography Rolling
Utilities
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.44	Acres-Rear Land 1 =<100	500.00	220	100%		220
Total Acres 1.44						15,220

Dwelling Description

Replacement Cost New

Other	One Story	165 Sqft	Grade E 100	Base	14,990
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	-41
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-165
Rooms	1				
Bedrooms	0	Add Fixtures	1		
Baths	0	Half Baths	0	Plumbing	-625
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-49
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Obsolete	None	Poor	Inadeq.	14,110
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		None		20%	58%	100%

Value(Rcnld)
1,637

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1950	56	E 100	829	Poor	20%	100%	100%	166
Outbuilding Total									166

Acpt Land

15,200

Accepted Bldg

1,800

Total

17,000

Pembroke
Name: LINGLEY, DARRIN W

Valuation Report

08/25/2014

Page 492

Map/Lot:

014-052

Account: 48 Card: 1 of 1

Location:

HARDY POINT RD

Neighborhood 20 Factory Rd

Sale Data	
Sale Date	10/02/2009
Sale Price	4,300
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.93	Acres-Rear Land 1 =<100	500.00	465	100%		465
0.70	Acres-Rear Land 1 =<100	500.00	350	100%		350
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
Total Acres 2.63					Land Total	15,815

Acpt Land

15,800

Accepted Bldg

0

Total

15,800

Pembroke

Valuation Report

08/25/2014

Name: LINGLEY, EARL R & ROBERTA E (L/E)

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LINGLEY, AVERY & DARREN & GERRY

Map/Lot:

014-020

Account: 47 Card: 1 of 1

Location:

481 US RTE 1

Neighborhood 10 Route 1

Zoning/Use Residential 1
 Topography Below Street
 Utilities Dug WellSeptic System
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
1.80	Acres-Rear Land 1 =<100	500.00	900	100%		900
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 2.80 Land Total						20,700

Dwelling Description

Replacement Cost New

Conventional	Two Story	646 Sqft	Grade D 100	Base	58,252
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-1,557
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	None			Insulation	-1,059
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1920	Old Type	Old Type	Poor	Typical	55,636
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		20%	86%	100%
Value(Rcnld)						9,569

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 3/4 Storv Fr	1890	405	D 100	13,944	Poor	20%	100%	100%	2,789
Frame Shed	1890	171	E 100	1,767	Poor	20%	90%	100%	318
Encl Frame Porch	1920	75	D 100	1,747	Poor	20%	100%	100%	349
Outbuilding Total									3,456

Acpt Land

20,700

Accepted Bldg

13,000

Total

33,700

Pembroke

Valuation Report

08/25/2014

Name: LINGLEY, JERRY

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FOLEY, JULIA

Map/Lot:

009-010

Account: 682

Card: 1 of 1

Location:

US RTE 1

Neighborhood 10 Route 1

Sale Data

Sale Date 10/15/2005
 Sale Price 28,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use Rural
 Topography Rolling
 Utilities None
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 3 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
49.00	Acres-Rear Land 1 =<100	500.00	24,500	100%		24,500
1.00	Acres-Baselot (Fract)	7,000.00	7,000	100%		7,000
Total Acres 50.00					Land Total	31,500

Accpt Land

31,500

Accepted Bldg0 **Total**

31,500

Pembroke
Name: LINGLEY, TIFFANY A

Valuation Report

08/25/2014

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Map/Lot:

016-016-002

Account: 1126 Card: 1 of 1

Location:

81 AYERS JCT RD

Neighborhood 11 Route 214

Sale Data	
Sale Date	10/07/2011
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use	Residential 1
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00				Land Total		21,000

Accpt Land

21,000

Accepted Bldg

0 **Total**

21,000

Pembroke
Name: LINGLEY,ALVERY L & KARIN R

Valuation Report

08/25/2014

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Map/Lot:

009-003

Location:

US RTE 1

Account: 967 Card: 1 of 1

Neighborhood 12 Old Route 1

Sale Data	
Sale Date	12/01/1998
Sale Price	100
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Zoning/Use Rural
Topography Rolling
Utilities None
Street None

Reference 1 B2301P125 12/98

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 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 1 =<100	500.00	25,000	100%		25,000
16.00	Acres-Rear Land 2 = 101-200	350.00	5,600	100%		5,600
Total Acres 66.00					Land Total	30,600

Accpt Land	30,600	Accepted Bldg	0	Total	30,600
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Pembroke
Name: LINGLEY,JERRY

Valuation Report

08/25/2014
Page 497
009-011
905 US RTE 1

Account: 684 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 10 Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities Dug WellSeptic System
Street Paved

Sale Data	
Sale Date	04/01/1999
Sale Price	16,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Renovations

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
25.38	Acres-Rear Land 1 =<100	500.00	12,690	100%		12,690
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 26.38						Land Total 32,490

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
14Mobile Home	1992	14X76	B 100	36,143	Ava.	43%	100%	100%	15,451
Frame Shed	1992	96	E 100	1,229	Poor	62%	25%	100%	190
Frame Shed	1992	144	E 100	1,574	Poor	62%	25%	100%	244
Outbuilding Total									15,885
Acpt Land		32,500	Accepted Bldg		15,900	Total			48,400

Pembroke

Valuation Report

08/25/2014

Name: LIZOTTE, LOUIS

Page 498

ROSE, CAROL

Map/Lot:

014-079

Account: 85

Card: 1 of 1

Location:

HARDY POINT RD

Neighborhood 20 Factory Rd

Zoning/Use Shore
 Topography Rolling
 Utilities NoneNone
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -River Front	110.00	22,000	100%		22,000
200 X 220	\$/FF -River Front	110.00	22,000	75%	Excess Frt	16,500
200 X 220	\$/FF -River Front	110.00	22,000	50%	Excess Frt	11,000
250 X 220	\$/FF -River Front	110.00	27,500	15%	Excess Frt	4,125
1.70	Acres-Rear Land 1 =<100	500.00	850	100%		850
Total Acres 5.99					Land Total	54,475

Acpt Land

54,500

Accepted Bldg0 **Total**

54,500

Pembroke
Name: LKJ MANAGEMENT,LTD

Valuation Report

08/25/2014

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Map/Lot:

011-012

Account: 741 Card: 1 of 1

Location:

LITTLE FALLS RD

Neighborhood 13 Little Falls Rd

Zoning/Use Rural
Topography Rolling
Utilities None
Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
16.00	Acres-Rear Land 1 =<100	500.00	8,000	100%		8,000
Total Acres 16.00				Land Total		8,000
Accpt Land			8,000	Accepted Bldg		0
				Total		8,000

Pembroke
Name: LOOK JR, RICHARD

Valuation Report

08/25/2014

Page 500

Map/Lot:

014-057

Account: 53 Card: 1 of 1

Location:

164 HARDY POINT RD

Neighborhood 20 Factory Rd

Sale Data	
Sale Date	11/18/2008
Sale Price	9,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use	Residential 1
Topography	Rolling
Utilities	Dug WellSeptic System
Street	Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.10	Acres-Rear Land 1 =<100	500.00	50	100%		50
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.10 Land Total						21,050

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
12Mobile Home	1968	12X52	D 100	17.216	Poor	20%	100%	100%	3,443
Outbuilding Total									3,443
Acpt Land		21,100	Accepted Bldg		3,400	Total			24,500

Neighborhood 16 East River Rd

Zoning/Use Shore
Topography LevelLow
Utilities Cesspool
Street Gravel

Sale Data
Sale Date 08/10/2011
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

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -River Front	77.00	15,400	90%	Restrictio	13,860
200 X 220	\$/FF -River Front	77.00	15,400	75%	Excess Frt	11,550
200 X 220	\$/FF -River Front	77.00	15,400	50%	Excess Frt	7,700
1.00	Acres-Homesite (Fract)	10,500.00	10,500	50%	Restrictio	5,250
5.00	Acres-Rear Land 1 =<100	350.00	1,750	100%		1,750
1.00	# -Lot Improvements	2,100.00	2,100	100%		2,100
1.00	# -Lot Improvements	2,100.00	2,100	30%	Restrictio	630
Total Acres 9.03						Land Total 42,840

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	546 Sqft	Grade D 100	Base	49,351
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Crawl	Basement	-2,267
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,343
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	-403
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Old Type	Old Type	Fair	Typical	45,338
Functional Obsolescence						Value(Rcnld)
None		None		Phys. % 30%	Func. % 86%	11,697
					Econ. % 100%	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1900	70	E 50	521	Poor	20%	100%	100%	104
One Story Frame	1900	366	E 110	5,953	Fair	30%	100%	100%	1,786
Frame Shed	1900	105	E 100	1,294	Fair	30%	90%	100%	349
Encl Frame Porch	1900	133	E 110	1,628	Fair	30%	100%	100%	488
Outbuilding Total									2,727

Acpt Land

42,800

Accepted Bldg

14,400

Total

57,200

Pembroke
Name: LOPRESTI, JESSICA

Valuation Report

08/25/2014
Page 502
013-042-00B
RIDGE RD

Account: 866 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 18 Robbinston Ridge

Zoning/Use Residential 1
Topography Rolling
Utilities
Street Semi-Improved

Sale Data	
Sale Date	09/01/1997
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
TG Update/Year.. 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)	7,000.00	7,000	100%		7,000
2.85	Acres-Rear Land 1 =<100	500.00	1,425	100%		1,425
Total Acres 3.85			Land Total			8,425
Accpt Land		8,400	Accepted Bldg		0	Total 8,400

Pembroke

Valuation Report

08/25/2014

Name: LUND, JOHN

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LUND, MARGUERITE

Map/Lot:

017-044

Account: 337 Card: 1 of 1

Location:

39 FRONT ST

Neighborhood 23 Mill Street

Sale Data

Sale Date 03/30/2006
 Sale Price 9,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use Residential 1
 Topography Level
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	Acres-Homesite (Fract)	15,000.00	6,185	100%		6,185
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.17						Land Total 12,185

Dwelling Description**Replacement Cost New**

Conventional	Two Story	560 Sqft	Grade D 110	Base	59,776
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-4,546
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	-606
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	2004	Typical	Typical	Average	Typical	54,624
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		50%	100%	100%
Value(Rcnld)						27,312
Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Phy
Encl Frame Porch	2004	20	D 110	1,211	Avq.	50%
Percent Good						Value
Outbuilding Total						606
Acpt Land						12,200
Accepted Bldg						27,900
Total						40,100

Pembroke
Name: LUND, JOHN M

Valuation Report

08/25/2014
Page 504
017-045-001
MIDDLE ST

Account: 339 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 22 Middle Street

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

Sale Data	
Sale Date	05/23/2007
Sale Price	500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.11	Acres-Homesite (Fract)	15,000.00	4,975	100%		4,975
Total Acres 0.11				Land Total		4,975
Accpt Land		5,000	Accepted Bldg		0	Total 5,000

Pembroke
Name: LUND, NEIL C & CELIA M

Valuation Report

08/25/2014
Page 505
002-004
CLARKSIDE RD

Account: 365 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 4 Lower Cross Rd

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

Reference 1 B2394P167 10/99

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 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)	7,000.00	7,000	100%		7,000
1.20	Acres-Rear Land 1 =<100	500.00	600	100%		600
Total Acres 2.20				Land Total		7,600
Accpt Land		7,600	Accepted Bldg	0	Total	7,600

Pembroke
Name: LUND,DAVID C.

Valuation Report

08/25/2014

Page 506

Map/Lot:

014-069

Account: 1004 Card: 1 of 1

Location:

12 HARDY POINT RD

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
Topography Above Street
Utilities None
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 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

Cape Cod	One & 1/2 Story	896 Sqft	Grade C 100	Base	78,015
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-5,032
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	1,344	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	Obsolete	Obsolete	Average	Typical	72,983
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
Incomplete	None	85%	57%	100%	35,360	

Accpt Land

6,000

Accepted Bldg

35,400

Total

41,400

Pembroke
Name: LUND,FRED

Valuation Report

08/25/2014

Page 507

Map/Lot:

014-031

Account: 26 Card: 1 of 1

Location:

152 OLD COUNTY RD

Neighborhood 12 Old Route 1

Sale Data

Sale Date 10/01/1988
Sale Price 74,000
Sale Type Land & Buildings
Financing Unknown
Verified
Validity Arms Length Sale

Reference 1 B1542P120 10/88

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 1 19 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
5.50	Acres-Rear Land 1 =<100	500.00	2,750	100%		2,750
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 6.50						Land Total 23,750

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	945 Sqft	Grade C 110	Base	92,470
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	-2,647
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	2,063
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,750
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	1987	Typical	Typical	Above Average	Typical				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	60%	100%	100%	56,782				
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
1 & 1/2 Story Fr	1987	320	C 110	14,153	Avq+	60%	100%	100%	8,492
One Story Frame	1987	72	C 110	2,342	Avq+	60%	100%	100%	1,405
Encl Frame Porch	1987	224	C 110	4,687	Avq+	60%	100%	100%	2,812
Wood Deck	1987	280	C 110	1,918	Avq+	60%	100%	100%	1,151
Encl Frame Porch	1987	168	C 110	3,807	Avq+	60%	100%	100%	2,284
Frame Shed	1987	360	E 164	5,113	Poor	59%	100%	100%	3,017
Frame Shed	1994			----- S O U N D V A L U E -----					6,400
Frame Garage	1999	624	C 100	10,126	Avq.	88%	100%	100%	8,911
Outbuilding Total									34,472

Acpt Land

23,800

Accepted Bldg

91,300

Total

115,100

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1 B0682P324 & B0847P227

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
5.00	Acres-Rear Land 1 =<100	500.00	2,500	100%		2,500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 6.00			Land Total			23,500

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,014 Sqft	Grade D 110	Base	82,480
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-457
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	12				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,366
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,098
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1820	1970	Typical	Typical	Below Average	Typical	82,291			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Incomplete		None		40%	80%	100%	26,333		
Outbuildings/Additions/Improvements				Percent Good			Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
1 & 3/4 Story Fr	1820	775	D 110	29,350	Avq-	40%	100%	100%	11,740
Encl Frame Porch	1820	92	E 100	1,187	Poor	20%	100%	100%	237
Frame Bay Window	1820	25	D 110	1,442	Avq-	40%	100%	100%	577
Frame Shed	1820	1800	E 100	13,420	Poor	20%	50%	100%	1,342
Frame Garage	1820	720	E 100	5,662	Poor	20%	100%	100%	1,132
Unfinished Attic	1820	720	E 100	1,456	Poor	20%	100%	100%	291
Outbuilding Total									15,319
Acpt Land		23,500	Accepted Bldg		41,700	Total		65,200	

Pembroke
Name: LYNCH,CONRAD & LORI

Valuation Report

08/25/2014

Page 509

Map/Lot:

013-014

Account: 835 Card: 1 of 1

Location:

186 MT TOM RD

Neighborhood 17 Mount Tom Rd

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

Reference 1 B1764P203

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	7,000.00	7,000	100%		7,000
0.60	Acres-Rear Land 1 =<100	500.00	300	100%		300
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.60						Land Total 13,300

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
Commodore	M/H	1992	14X67	C 100	28,716	Avq.	43% 100% 100%	12,276
Frame Shed		1994	192	D 100	3,142	Avq.	85% 100% 100%	2,671
Outbuilding Total								14,947

Accpt Land	13,300	Accepted Bldg	14,900	Total	28,200
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Pembroke
Name: LYONS, DEBBIE

Valuation Report

08/25/2014

Page 510

Map/Lot:

007-018-001

Location:

60 US RTE 1

Account: 1071 Card: 1 of 1

Neighborhood 1 Revers Falls Rd

Zoning/Use Residential 1
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date 07/01/1999
Sale Price 7,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.20	Acres-Rear Land 1 =<100	500.00	100	100%		100
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.20 Land Total						21,100

Dwelling Description

Replacement Cost New

Conventional	Two Story	720 Sqft	Grade C 100	Base	75,141
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 Crawl	Basement	-3,200
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-5,320
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,250
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,080
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	Typical	Typical	Average	Typical	68,951
Functional Obsolescence						Value(Rcnd)
Incomplete		None		Phys. % 89%	Func. % 95%	
					Econ. % 100%	58,298

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value Rcnd
Frame Garage	2010	720	D 100	9,286	Avq.	94%	100% 100%	8,729
Wood Deck	2010	80	D 100	511	Fair	84%	100% 100%	429
Frame Shed	2001							200
----- S O U N D V A L U E -----								
Outbuilding Total								9,358

Acpt Land	21,100	Accepted Bldg	67,700	Total	88,800
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Neighborhood 10 Route 1

Zoning/Use Residential 1
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B1981P053

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 1 19 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
1.30	Acres-Rear Land 1 =<100	500.00	650	100%		650
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.30			Land Total			21,650

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	520 Sqft	Grade D 110	Base	53,091
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood Posts/Rock	Basement	None	Basement	-6,512
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Floor/Wall Unit	Cooling	0% None	Heat	-3,013
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	1964	Typical	Typical	Below Average	Typical	43,566			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		40%	100%	100%	17,426		
Outbuildings/Additions/Improvements				Percent Good			Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
One Story Frame	1964	168	E 100	2,484	Fair	53%	100%	100%	1,317
Frame Shed	1964	120	E 100	1,400	Fair	53%	90%	100%	668
Frame Shed	1964	40	E 50	414	Fair	53%	90%	100%	197
Frame Shed	1964	168	E 100	1,744	Fair	53%	100%	100%	924
Outbuilding Total									3,106
Acpt Land		21,700		Accepted Bldg		20,500		Total	42,200

Pembroke
Name: MACALLISTER, ROBERT S

Valuation Report

08/25/2014

Page 512

Map/Lot:

007-011

Account: 612 Card: 1 of 1

Location:

9 OX COVE RD

Neighborhood 6 Ox Cove Rd

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 150	\$/FF -Tidal Ocean	330.00	54,498	100%		54,498
200 X 150	\$/FF -Tidal Ocean	330.00	54,498	75%	Excess Frt	40,873
200 X 150	\$/FF -Tidal Ocean	330.00	54,498	50%	Excess Frt	27,249
055 X 150	\$/FF -Tidal Ocean	330.00	14,987	15%	Excess Frt	2,248
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.26						Land Total 130,868

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	936 Sqft	Grade D 110	Base	72,208
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-422
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-760
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1845	0	Typical	Typical	Below Average	Typical	71,026	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		40%	81%	100%	23,012

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1845	420	D 100	5,817	Fair	30%	100%	100%	1,745
Stable w/Loft	1845	234	E 100	3,573	Fair	30%	100%	100%	1,072
Frame Shed	1845	132	E 100	1,487	Poor	20%	100%	100%	297
Open Frame Porch	1945	96	E 100	624	Poor	30%	100%	100%	187
Frame Garage	1996	912	C 100	13,723	Avq.	87%	100%	100%	11,939
Unfinished Attic	1996	912	D 100	2,719	Avq.	87%	100%	100%	2,366

Outbuilding Total 17,606

Acpt Land

130,900

Accepted Bldg

40,600

Total

171,500

Pembroke
Name: MACALLISTER,ROBERT

Valuation Report

08/25/2014

Page 513

Map/Lot:

005-003

Account: 498 Card: 1 of 1

Location:

367 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Zoning/Use Residential 1
Topography Rolling
Utilities Septic System
Street Semi-Improved

Sale Data
Sale Date 12/23/2002
Sale Price 66,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,000.00	25,000	100%		25,000
0.30	Acres-Rear Land 1 =<100	500.00	150	100%		150
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 1.30 Land Total						28,150

Dwelling Description

Replacement Cost New

Conventional	Two Story	450 Sqft	Grade C 100	Base	60,172
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	-4,825
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	625
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-900
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1890	0	Typical	Typical	Average	Typical	55,072	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		50%	100%	100%	27,536

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1950	682	C 100	10,850	Avq.	50%	100%	100%	5,425
1 & 1/2 Storv Fr	1950	432	C 100	17,370	Avq.	50%	100%	100%	8,685
Encl Frame Porch	1950	96	C 100	2,430	Avq.	50%	100%	100%	1,215
Frame Shed	1950	336	D 100	4,831	Fair	43%	95%	100%	1,973
Unfin Basement	1950	432	C 100	6,544	Avq.	50%	100%	100%	3,272
Outbuilding Total									20,570

Acpt Land

28,200

Accepted Bldg

48,100

Total

76,300

Pembroke
Name: MACDONALD, HEIRS OF WOODROW

Valuation Report

08/25/2014
Page 514
012-014-006
AYERS JCT RD

Account: 802 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 11 Route 214

Zoning/Use Rural
Topography Rolling
Utilities None
Street Paved

Sale Data	
Sale Date	07/24/1997
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
TG Update/Year.. 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 1 =<100	500.00	25,000	100%		25,000
8.25	Acres-Rear Land 2 = 101-200	350.00	2,888	100%		2,888
Total Acres 58.25				Land Total		27,888
Accpt Land		27,900	Accepted Bldg	0	Total	27,900

Valuation Report

08/25/2014

Page 515

Map/Lot:

006-018

Account: 563 Card: 1 of 1

Location:

223 GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

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

Sale Data
Sale Date 08/17/2012
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	75%	Excess Frt	49,500
2.70	Acres-Rear Land 1 =<100	500.00	1,350	100%		1,350
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.72					Land Total	122,850

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,344 Sqft	Grade B 100	Base	128,451
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Wood Shingles	Roof	1,394
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	1,952
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,288
Attic	None			Attic	0
FirePlaces	3			Fireplace	7,930
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	Typical	Typical	Good	Typical	142,015
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		None		83%	95%	100%
						111,979
Outbuildings/Additions/Improvements						Value(Rcnld)
Description	Year	Units	Grade	RCN	Cond	Phy
One Story Frame	1973	598	B 100	21,573	Good	83%
Unfin Basement	1973	598	B 100	9,285	Good	83%
One Story Frame	1973	436	B 100	15,728	Good	83%
Unfin Basement	1973	436	B 100	8,014	Good	83%
Percent Good						Value
						Rcnld
						17,906
						7,707
						13,054
						6,652
Outbuilding Total						45,319
Acpt Land		122,900	Accepted Bldg		157,300	Total
						280,200

Pembroke
Name: MACHA,YVONNE A.

Valuation Report

08/25/2014

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Map/Lot:

004-016-A

Location:

6 OX COVE RD

Account: 476 Card: 1 of 1

Neighborhood 6 Ox Cove Rd

Sale Data	
Sale Date	02/01/1997
Sale Price	0
Sale Type	Land Only
Financing	
Verified	
Validity	Related Parties

Zoning/Use Rural
Topography Rolling
Utilities None
Street Gravel

Reference 1 B2152P145

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
20.00	Acres-Rear Land 1 =<100	500.00	10,000	100%		10,000
Total Acres 20.00				Land Total		10,000
Accpt Land		10,000	Accepted Bldg	0	Total	10,000

Pembroke
Name: MACHIAS SAVINGS BANK

Valuation Report

08/25/2014

Page 517

Map/Lot:

011-043

Account: 772 Card: 1 of 2

Location:

284 EAST RIVER RD

Neighborhood 16 East River Rd

Zoning/Use Shore
Topography Below Street
Utilities None
Street Gravel

Sale Data	
Sale Date	08/23/2013
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Buyer
Validity	Distressed Sale

Reference 1

Reference 2 FORECLOSURE 2/14/2013

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -River Front	77.00	15,400	25%	View/Envir	3,850
200 X 220	\$/FF -River Front	77.00	15,400	75%	Excess Frt	11,550
200 X 220	\$/FF -River Front	77.00	15,400	25%		3,850
2.00	Acres-Rear Land 1 =<100	350.00	700	100%		700
2.00	# -Lot Improvements	2,100.00	4,200	100%		4,200
Total Acres 5.03						Land Total 24,150

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Concrete Slab...	1998	1210	C 100	1,694	Fair	76%	100%	100%	1,287
2S Frame Garage	1999	416	E 100	4,900	Poor	67%	60%	100%	1,970
One Story Frame	2000	700	C 100	20,698	Fair	77%	90%	100%	14,343
Outbuilding Total									17,600
Acpt Land		24,200	Accepted Bldg			17,600	Total		41,800

Pembroke
Name: MACHIAS SAVINGS BANK

Valuation Report

08/25/2014

Page 518

Account: 772 Card: 1 of 2

Map/Lot:

011-043

Location:

284 EAST RIVER RD



Pembroke
Name: MACHIAS SAVINGS BANK

Valuation Report

08/25/2014

Page 519

Map/Lot:

011-043

Account: 772 Card: 2 of 2

Location:

284 EAST RIVER RD

Neighborhood 16 East River Rd

Zoning/Use Shore
Topography Below Street
Utilities None
Street Gravel

Sale Data
Sale Date 08/23/2013
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Buyer
Validity Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Dwelling Description				Replacement Cost New	
Other	Two Story	1,768 Sqft	Grade C 100	Base	133,243
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-9,872
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	1,600
Heating	50% Forced Warm	Cooling	0% None	Heat	-5,304
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,768	Insulation	0
Unfin. Living Area	50%			Unfinished	-14,144

Dwelling Condition							Total
Built 2008	Renovated 0	Kitchens Modern	Baths Modern	Condition Good	Layout Typical		105,523
Functional Obsolescence		Economic Obsolescence		Phys. % 94%	Func. % 100%	Econ. % 100%	Value(Rcnd) 99,192
None		None					
Accpt Land		0	Accepted Bldg		99,200	Total	99,200

Pembroke
Name: MACHIAS SAVINGS BANK

Valuation Report

08/25/2014

Page 520

Map/Lot:

011-043

Account: 772

Location:

284 EAST RIVER RD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	24,200	17,600	41,800	24,200	17,600	41,800
2	0	99,200	99,200	0	99,200	99,200
TOTAL	24,200	116,800	141,000	24,200	116,800	141,000

Neighborhood 22 Middle Street

Sale Data

Sale Date 02/03/2009
 Sale Price 20,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use Residential 1
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.43	Acres-Homesite (Fract)	15,000.00	9,836	100%		9,836
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.43						Land Total 15,836

Dwelling Description**Replacement Cost New**

Conventional	One & 1/2 Story	374 Sqft	Grade E 100	Base	25,711
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Crawl	Basement	-1,167
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	255
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	-280
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Obsolete	Obsolete	Poor	Inadeq.	24,519
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		20%	58%	100%
						Value(Rcnld)
						2,844

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1880	126	E 100	1,862	Fair	30%	100%	100%	559
One Story Frame	1880	264	E 100	3,903	Fair	30%	100%	100%	1,171
Frame Shed	1880	192	E 100	1,915	Fair	30%	95%	100%	545
Frame Shed	1880	300	D 100	4,410	Fair	30%	100%	100%	1,323
Outbuilding Total									3,598

Acpt Land

15,800

Accepted Bldg

6,400

Total

22,200

Neighborhood 2 Leighton Pt Rd

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

Sale Data
Sale Date 06/15/2007
Sale Price 272,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
140 X 220	\$/FF -Tidal Ocean	330.00	46,200	75%	Excess Frt	34,650
0.30	Acres-Rear Land 1 =<100	500.00	150	100%		150
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.02						Land Total 106,800

Dwelling Description

Replacement Cost New

Cape Cod	One Story	899 Sqft	Grade C 100	Base	57,477
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-6,396
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	818
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
1910	1994	Typical	Typical	Average	Typical	51,899
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		50%	100%	25,950

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1979	464	C 100	13.720	Avq.	50%	100%	100%	6,860
One Story Frame	1993	464	C 100	13.720	Avq.	85%	100%	100%	11.662
Unfin Basement	1993	464	C 100	6,749	Avq.	85%	100%	100%	5.737
Wood Deck	1993	288	C 100	1.788	Avq.	85%	100%	100%	1.520
Frame Garage	1995	960	B 100	17.473	Good	90%	100%	100%	15.726
Unfinished Attic	1979	1827	C 100	5.236	Avq.	77%	100%	100%	4.032
Outbuilding Total									45,537

Acpt Land

106,800

Accepted Bldg

71,500

Total

178,300

Pembroke

Valuation Report

08/25/2014

Name: MADDEN,MARK

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MARK E MADDEN REVOCABLE TRUST

Map/Lot:

001-013-D

Account: 227 Card: 1 of 1

Location:

ISLAND-YOUNGS COVE RD

Neighborhood 3 Island

Zoning/Use Resource Protect
Topography Swampy
Utilities NoneNone
Street Gravel

Reference 1 B2715P264

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.38	Acres-Rear Land 2 = 101-200	350.00	133	100%		133
Total Acres 0.38				Land Total		133
Accpt Land		100	Accepted Bldg		0	Total
						100

Pembroke

Valuation Report

08/25/2014

Name: MADDEN, MARK

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MARK E MADDEN REVOCABLE TRUST

Map/Lot:

002-010

Account: 376 Card: 1 of 1

Location:

ISLAND

Neighborhood 3 Island

Zoning/Use
 Topography Rolling
 Utilities None
 Street None

Reference 1

Reference 2 OPEN SPACE

Tran/Land/Bldg 0 5 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
999 X 220	\$/FF -Tidal Ocean	330.00	329,670	15%	Access	0
999 X 220	\$/FF -Tidal Ocean	330.00	46,200	5%	Restrictio	2,473
999 X 220	\$/FF -Tidal Ocean	330.00	329,670	15%	Excess Frt	0
999 X 220	\$/FF -Tidal Ocean	3,000.00	6,000	5%	Restrictio	2,473
999 X 220	\$/FF -Tidal Ocean	330.00	329,670	15%	Excess Frt	0
999 X 220	\$/FF -Tidal Ocean	2,100.00	2,100	5%	Restrictio	2,473
56.00	Acres-Open Space	400.00	22,400	5%	Restrictio	1,120
Total Acres 71.15			Land Total			8,539
Acpt Land		8,500	Accepted Bldg	0	Total	8,500

Pembroke

Valuation Report

08/25/2014

Name: MADDEN, MARK

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MARK E MADDEN REVOCABLE TRUST

Map/Lot:

002-012

Account: 380 Card: 1 of 1

Location:

360 YOUNGS COVE RD

Neighborhood 24 Youngs Cove Rd

Zoning/Use Residential 1
 Topography Rolling
 Utilities Dug WellSeptic System
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	95%		14,250
12.50	Acres-Rear Land 1 =<100	500.00	6,250	100%		6,250
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 13.50 Land Total						25,300

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	840 Sqft	Grade D 110	Base	70,787
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-379
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-1,989
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	-796
Unfin. Living Area	20%			Unfinished	-2,122

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1821	0	Old Type	Old Type	Average	Typical	65,501
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		50%	90%	100%
						29,475

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1980	440	C 100	7.827	Avq.	78%	100%	100%	6,105
Frame Shed	1821	169	D 110	3.160	Avq.	50%	100%	100%	1,580
One Story Frame	1980	90	D 110	2.401	Avq.	50%	100%	100%	1,200
Outbuilding Total									8,885

Acpt Land

25,300

Accepted Bldg

38,400

Total

63,700

Pembroke

Valuation Report

08/25/2014

Name: MADDEN, MARK

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MARK E MADDEN REVOCABLE TRUST

Map/Lot:

002-013

Account: 381 Card: 1 of 1

Location:

YOUNGS COVE RD

Neighborhood 24 Youngs Cove Rd

Zoning/Use
 Topography Rolling
 Utilities None
 Street Gravel

Reference 1 B2715P264

Reference 2 OPEN SPACE

Tran/Land/Bldg 0 5 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	50%	Access	0
200 X 220	\$/FF -Tidal Ocean	500.00	6,250	5%	Restrictio	1,650
999 X 220	\$/FF -Tidal Ocean	330.00	329,670	15%	Excess Frt	0
999 X 220	\$/FF -Tidal Ocean	3,000.00	3,000	5%	Restrictio	2,473
3.00	Acres-Open Space	400.00	1,200	5%	Restrictio	60
Total Acres 9.06			Land Total			4,183
Accpt Land		4,200	Accepted Bldg	0	Total	4,200

Pembroke

Valuation Report

08/25/2014

Name: MADDEN,MARK

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MARK E MADDEN REVOCABLE TRUST

Map/Lot:

002-014

Account: 382 Card: 1 of 1

Location:

ISLAND

Neighborhood 3 Island

Zoning/Use Shore
Topography Rolling
Utilities None
Street None

Reference 1 B2715P264

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
150 X 050	\$/FF -Tidal Ocean	330.00	23,598	15%		0
150 X 050	\$/FF -Tidal Ocean	500.00	6,250	5%	Restrictio	177
Total Acres 0.17			Land Total			177
Accpt Land		200	Accepted Bldg		0	Total
						200

Pembroke

Valuation Report

08/25/2014

Name: MADDEN, MARK E

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MARK E MADDEN REVOCABLE TRUST

Map/Lot:

002-034

Account: 402 Card: 1 of 1

Location:

LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Sale Data	
Sale Date	07/01/1996
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Other Source
Validity	Related Parties

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

Reference 1 B2715P264

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 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 1 =<100	500.00	25,000	100%		25,000
20.00	Acres-Rear Land 2 = 101-200	350.00	7,000	100%		7,000
Total Acres 70.00					Land Total	32,000
Accpt Land	32,000	Accepted Bldg	0	Total		32,000

Pembroke

Valuation Report

08/25/2014

Name: MADDEN, MARK E

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MARK E MADDEN REVOCABLE TRUST

Map/Lot:

002-035

Account: 403 Card: 1 of 1

Location:

LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Sale Data	
Sale Date	07/01/1996
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Other Source
Validity	Related Parties

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

Reference 1 B2715P264

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	75%	Excess Frt	49,500
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	50%	Excess Frt	33,000
300 X 220	\$/FF -Tidal Ocean	330.00	99,000	15%	Excess Frt	14,850
0.30	Acres-Rear Land 1 =<100	500.00	150	100%		150
Total Acres 4.85						163,500

Land Total

Acpt Land

163,500

Accepted Bldg0 **Total**

163,500

Pembroke

Valuation Report

08/25/2014

Name: MADDEN, MARK E

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MARK E MADDEN REVOCABLE TRUST

Map/Lot:

006-045

Account: 593 Card: 1 of 1

Location:

93 GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

Sale Data

Sale Date 07/01/1996

Sale Price 0

Sale Type

Financing

Verified

Validity Related Parties

Reference 1 B2715P264

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	Acres-Homesite (Fract)	15,000.00	5,809	100%		5,809
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.15					Land Total	11,809

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	357 Sqft	Grade D 100	Base	41,456
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Wood Posts/Rock	Basement	None	Basement	-4,784
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-2,139
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-264
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	1995	Old Type	Old Type	Below Average	Typical	34,269
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete	None	46%	81%	100%	12,769	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Two Story Frame	1995	420	C 100	18,381	Avq.	86%	85%	100%	13,437
Wood Deck	1974	252	C 100	1,586	Avq.	74%	100%	100%	1,174
Frame Shed	1940	368	E 50	1,588	Poor	26%	100%	100%	413
Frame Shed	1940	36	E 50	400	Poor	26%	100%	100%	104
Outbuilding Total									15,128

Acpt Land

11,800

Accepted Bldg

27,900

Total

39,700

Pembroke

Valuation Report

08/25/2014

Name: MADDEN, MARK E

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MARK E MADDEN REVOCABLE TRUST

Map/Lot:

006-046

Account: 594 Card: 1 of 1

Location:

84 GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

Sale Date 07/01/1996

Sale Price 0

Sale Type Land & Buildings

Financing Unknown

Verified Other Source

Validity Related Parties

Zoning/Use Shore & Residential 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
23.80	Acres-Rear Land 1 =<100	500.00	11,900	100%		11,900
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 24.80						32,900

Land Total

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	448 Sqft	Grade C 100	Base	57,627
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	85% Forced Warm	Cooling	0% None	Heat	-353
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
1863	1995	Typical	Typical	Average	Typical	57,274
Functional	Obsolescence	Economic	Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnld)
Incomplete		None		50%	95%	27,205

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
Two Story Frame	1995	644	C 100	28,183	Avq.	50%	100%	14,092
Frame Garage	1950	576	D 100	7,812	Avq.	61%	100%	4,765
Outbuilding Total								18,857

Acpt Land

32,900

Accepted Bldg

46,100 Total

79,000

Pembroke
Name: MADORE, SHIRLEY

Valuation Report

08/25/2014

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Map/Lot:

004-011

Account: 469 Card: 1 of 1

Location:

BRICKYARD RD

Neighborhood 8 Brickyard Rd

Sale Data	
Sale Date	10/16/2006
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

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.60	Acres-Homesite (Fract)	15,000.00	11,619	100%		11,619
Total Acres 0.60				Land Total		11,619
Accpt Land		11,600	Accepted Bldg		0	Total
						11,600

Pembroke
Name: MAHAR III, ARTHUR

Valuation Report

08/25/2014
Page 533
008-009-001
RT 1

Account: 497 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 10 Route 1

Zoning/Use Rural
Topography Rolling
Utilities None
Street Paved

Sale Data	
Sale Date	09/14/2005
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
TG Update/Year.. 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)	7,000.00	7,000	100%		7,000
4.00	Acres-Rear Land 1 =<100	500.00	2,000	100%		2,000
Total Acres 5.00				Land Total		9,000
Accpt Land		9,000	Accepted Bldg	0	Total	9,000

Pembroke

Valuation Report

08/25/2014

Name: MAHAR III, ARTHUR F

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MAHAR, THOMAS E

Map/Lot:

001-018-001

Account: 233 Card: 1 of 1

Location:

LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Sale Data	
Sale Date	08/13/2008
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Zoning/Use	Shore
Topography	Rolling
Utilities	NoneNone
Street	Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Deep Ocean	440.00	88,000	100%		88,000
2.99	Acres-Rear Land 1 =<100	500.00	1,495	100%		1,495
Total Acres 4.00					Land Total	89,495

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
Stable w/Loft	1920	306	E 50	2.050	Fair	30%	100% 100%	Rcnld 615
							Outbuilding Total	615
Accpt Land		89,500	Accepted Bldg			600	Total	90,100

Pembroke
Name: MAHAR, DIANA G

Valuation Report

08/25/2014

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Map/Lot:

002-042

Account: 411 Card: 1 of 1

Location:

543 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Zoning/Use Residential 1
Topography Rolling
Utilities Dug WellSeptic System
Street Paved

Sale Data
Sale Date 07/01/1997
Sale Price 37,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,000.00	25,000	100%		25,000
24.00	Acres-Rear Land 1 =<100	500.00	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 25.00						41,800

Dwelling Description				Replacement Cost New	
Conventional	Two Story	572 Sqft	Grade C 110	Base	73,630
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-755
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout			Total	
1889	0	Typical	Typical	Average	Typical			72,875	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	50%	100%	100%	36,438				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1970	170	C 110	5,529	Avq.	50%	100%	100%	2,764
Unfin Basement	1970	170	C 110	5,345	Avq.	50%	100%	100%	2,672
One Story Frame	1970	168	C 110	5,464	Avq.	50%	100%	100%	2,732
Unfin Basement	1970	168	C 110	5,331	Avq.	50%	100%	100%	2,666
Encl Frame Porch	1970	30	D 100	1,219	Fair	57%	100%	100%	695
Frame Garage	1980	816	C 110	13,776	Avq.	50%	100%	100%	6,888
Frame Shed	1950	400	D 100	5,583	Fair	43%	100%	100%	2,401
Frame Shed	1997	144	C 100	3,146	Avq.	87%	100%	100%	2,737
Outbuilding Total									23,555

Acpt Land	41,800	Accepted Bldg	60,000	Total	101,800
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Pembroke
Name: MAHAR, MELLISSA

Valuation Report

08/25/2014

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Map/Lot:

017-017-001

Account: 1144 Card: 1 of 1

Location:

LITTLE FALLS RD

Neighborhood 13 Little Falls Rd

Sale Data	
Sale Date	02/26/2013
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Buyer
Validity	Related Parties

Zoning/Use Shore
Topography Above Street
Utilities None
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 7 0

TG Update/Year.. 2011 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
080 X 220	\$/FF -River Front	77.00	6,160	100%		6,160
0.34	Acres-Rear Land 1 =<100	350.00	119	100%		119
Total Acres 0.74				Land Total		6,279

Accpt Land

6,300

Accepted Bldg

0 **Total**

6,300

Pembroke

Valuation Report

08/25/2014

Name: MAHAR, MICHAEL P

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MAHAR, DAVID & KEANNA

Map/Lot:

007-028

Account: 631 Card: 1 of 1

Location:

35 FIFTH AVE

Neighborhood 25 Mahars Lane

Sale Data

Sale Date 09/22/2010
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Zoning/Use Residential 1
 Topography Level
 Utilities Dug WellSeptic System
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.40	Acres-Rear Land 1 =<100	500.00	200	100%		200
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 1.40						Land Total 20,000

Dwelling Description**Replacement Cost New**

Conventional	One & 1/2 Story	480 Sqft	Grade C 100	Base	56,822
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	50% Forced Warm	Cooling	0% None	Heat	-1,080
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	1980	Typical	Typical	Average	Typical	55,742
Functional Obsolescence						Value(Rcnld)
None		None		50%	100%	27,871

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1980	165	C 100	4,879	Avq.	50%	100%	100%	2,440
Wood Deck	1993	200	C 100	1,295	Avq.	50%	100%	100%	648
Wood Deck	2001	48	C 100	444	Avq.	50%	100%	100%	222
Outbuilding Total									3,310
Acpt Land		20,000		Accepted Bldg		31,200		Total	51,200

Pembroke
Name: MAHAR, MICHAEL P & LISA M

Valuation Report

08/25/2014
Page 538
008-027-002
US RTE 1

Account: 1027 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 10 Route 1

Zoning/Use Residential 1
Topography Swampy
Utilities None
Street Semi-Improved

Sale Data	
Sale Date	10/07/2011
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
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
2.00	Acres-Rear Land 1 =<100	500.00	1,000	100%		1,000
Total Acres 3.00				Land Total		16,000
Accpt Land		16,000	Accepted Bldg		0	Total 16,000

Pembroke

Valuation Report

08/25/2014

Name: MAHAR, STEPHEN A

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MAHAR, VICTOR & CARRIE BETH

Map/Lot:

007-027

Account: 630 Card: 1 of 1

Location:

25 FIFTH AVE

Neighborhood 25 Mahars Lane

Sale Data

Sale Date 09/22/2010
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Zoning/Use Rural
 Topography Level
 Utilities Dug WellSeptic System
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.89	Acres-Homesite (Fract)	15,000.00	14,151	100%		14,151
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 0.89						Land Total 18,951

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
10Mobile Home	1970	10X50	D 100	13,931	Poor	20%	100%	100%	2,786
Two Story Frame	1999	288	E 100	6,303	Poor	67%	50%	100%	2,112
Outbuilding Total									4,898
Acpt Land		19,000	Accepted Bldg		4,900	Total		23,900	

Pembroke
Name: MAHAR,ARTHUR F III

Valuation Report

08/25/2014

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Map/Lot:

007-026

Account: 986 Card: 1 of 1

Location:

FIFTH AVE

Neighborhood 25 Mahars Lane

Zoning/Use Residential 1
Topography Level
Utilities Dug WellSeptic System
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.95	Acres-Homesite (Fract)	15,000.00	14,620	100%		14,620
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	65%		1,950
Total Acres 0.95				Land Total		19,570
Acpt Land		19,600	Accepted Bldg	0	Total	19,600

Pembroke
Name: MAHAR,DENNIS

Valuation Report

08/25/2014

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Map/Lot:

015-003

Account: 116 Card: 1 of 1

Location:

359 OLD COUNTY RD

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
Topography Below Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
2.27	Acres-Rear Land 1 =<100	500.00	1,135	100%		1,135
Total Acres 3.27						Land Total 22,135

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	696 Sqft	Grade C 100	Base	70,818
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	Crawl	Basement	-3,140
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,875
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-548
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Evaluating Condition							
Built	Renovated	Kitchens	Baths	Condition		Layout	Total
1860	1980	Typical	Typical	Above Average		Typical	69,005
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		60%	100%	100%	41,403

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 3/4 Story Fr	1860	442	C 100	18,558	Avq+	60%	100%	100%	11,135
Encl Frame Porch	1860	200	C 100	3,919	Avq+	60%	100%	100%	2,351
Unfin Basement	1860	442	C 100	6,608	Avq+	60%	95%	100%	3,767
One Story Frame	1990	204	B 100	7,358	Avq.	83%	100%	100%	6,107
Unfin Basement	1990	204	B 100	6,195	Avq.	83%	100%	100%	5,142
2S Frame Garage	1990	672	B 100	16,514	Avq.	83%	100%	100%	13,707
Encl Frame Porch	1990	9	B 100	1,446	Avq.	83%	100%	100%	1,200
Frame Shed	1980	320	D 100	4,644	Avq-	71%	85%	100%	2,802
Wood Deck	1992	480	B 100	3,493	Avq.	84%	100%	100%	2,934

Outbuilding Total 49,145

Acpt Land

22,100

Accepted Bldg

90,500

Total

112,600

Pembroke
Name: MAHAR,DENNIS

Valuation Report

08/25/2014

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Map/Lot:

015-003-001

Location:

OLD COUNTY RD

Account: 957 Card: 1 of 1

Neighborhood 12 Old Route 1

Sale Data	
Sale Date	08/01/1997
Sale Price	500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential 1
Topography Below Street
Utilities None
Street Semi-Improved

Reference 1 B2182P185 08/97

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.24	Acres-Homesite (Fract)	15,000.00	7,348	50%	Excess Frt	3,674
Total Acres 0.24				Land Total		3,674

Accpt Land	3,700	Accepted Bldg	0	Total	3,700
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Pembroke
Name: MAHAR,DIANA

Valuation Report

08/25/2014

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Map/Lot:

013-015-001+015-2

Location:

MT TOM RD

Account: 199 Card: 1 of 1

Neighborhood 17 Mount Tom Rd

Sale Data	
Sale Date	06/01/2004
Sale Price	70,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use	Residential 1
Topography	Rolling
Utilities	None
Street	Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acres-Gravel Pit	7,500.00	22,500	100%		22,500
14.90	Acres-Rear Land 1 =<100	500.00	7,450	100%		7,450
Total Acres 17.90				Land Total		29,950

Accpt Land

30,000

Accepted Bldg

0 **Total**

30,000

Pembroke
Name: MAHAR,FLORA

Valuation Report

08/25/2014

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Map/Lot:

007-025

Account: 628 Card: 1 of 1

Location:

127 US RTE 1

Neighborhood 10 Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities Dug WellSeptic System
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
4.70	Acres-Rear Land 1 =<100	500.00	2,350	100%		2,350
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 5.70 Land Total						22,150

Dwelling Description

Replacement Cost New

Conventional	Two Story	550 Sqft	Grade D 110	Base	59,276
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-1,565
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	1		
Baths	1	Half Baths	0	Plumbing	564
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-446
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout			Total	
1890	1950	Old Type	Old Type	Poor	Typical			57,829	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Delapidation		None		20%	43%	100%	4,973		
Outbuildings/Additions/Improvements							Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
One Story Frame	1950	270	C 100	7,983	Poor	20%	50%	100%	799
Encl Frame Porch	1950	50	C 100	1,772	Poor	20%	50%	100%	177
Frame Shed	1890	120	E 50	700	Poor	20%	50%	100%	70
Stable w/Loft	1950	884	C 100	16,629	Poor	20%	50%	100%	1,663
Frame Shed	1950	209	D 100	3,342	Poor	20%	50%	100%	334
Unfin Basement	1950	270	C 100	5,502	Poor	20%	50%	100%	550
Outbuilding Total							3,593		
Acpt Land		22,200	Accepted Bldg		8,600	Total		30,800	

Pembroke
Name: MAHAR,RALPH

Valuation Report

08/25/2014

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Map/Lot:

007-002

Account: 597 Card: 1 of 1

Location:

FIFTH AVE

Neighborhood 10 Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities None
Street None

Reference 1 B1644P011

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

				Land Description						
Units	Method - Description			Price/Unit	Total	Fctr	Influence		Value	
1.00	Acres-Homesite (Fract)			15,000.00	15,000	100%			15,000	
50.00	Acres-Rear Land 1 = <100			500.00	25,000	100%			25,000	
9.00	Acres-Rear Land 2 = 101-200			350.00	3,150	100%			3,150	
Total Acres 60.00						Land Total			43,150	
Outbuildings/Additions/Improvements						Percent Good				Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1920	176	E 100	1.802	Poor	20%	100%	100%	360	
Frame Shed	1960	216	E 100	2,089	Poor	40%	100%	100%	836	
Outbuilding Total									1,196	
Accpt Land		43,200		Accepted Bldg		1,200		Total	44,400	

Neighborhood 2 Leighton Pt Rd

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1 B2535P017 (LIFE ESTATE) 07/01

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 1 19 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,000.00	25,000	100%		25,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00			Land Total			31,000

Dwelling Description

Replacement Cost New

Conventional	Two Story	546 Sqft	Grade D 110	Base	59,076
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	None	Basement	-4,742
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-591
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition		Layout	Total
1900	1970	Modern	Typical	Good		Typical	53,743
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(RcInId)
None		None		70%	100%	100%	37,620

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1970	378	C 100	11,176	Avq+	77%	100%	100%	8,606
Unfin Basement	1970	378	C 100	6,196	Avq+	77%	100%	100%	4,771
One Story Frame	1970	192	C 100	5,677	Avq+	77%	100%	100%	4,371
Unfin Basement	1970	192	C 100	5,001	Avq+	77%	100%	100%	3,851
Encl Frame Porch	1970	144	C 100	3,118	Avq+	77%	100%	100%	2,401
Unfin Basement	1970	144	C 100	4,693	Avq+	77%	100%	100%	3,614
Encl Frame Porch	1970	30	C 100	1,487	Avq.	72%	100%	100%	1,071
Frame Garage	1970	768	C 100	11,924	Avq.	72%	100%	100%	8,585
Frame Shed	1970	165	C 100	3,445	Avq.	72%	100%	100%	2,480
Frame Shed	1991	256	C 100	4,747	Avq.	84%	90%	100%	3,588

Outbuilding Total 43,338

Acpt Land

31,000

Accepted Bldg

81,000

Total

112,000

Pembroke
Name: MAHAR,RALPH S & MARY C

Valuation Report

08/25/2014

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Map/Lot:

005-022

Account: 522 Card: 2 of 2

Location:

LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1 B2535P017 (LIFE ESTATE) 07/01

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1995	288	C 100	1,788	Ava.	86%	100%	100%	1,538
Outbuilding Total									1,538
Accpt Land			0	Accepted Bldg			1,500	Total	1,500

Pembroke
Name: MAHAR,RALPH S & MARY C

Valuation Report

08/25/2014

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Map/Lot:

005-022

Location:

LEIGHTON PT RD

Account: 522

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	31,000	81,000	112,000	31,000	81,000	112,000
2	0	1,500	1,500	0	1,500	1,500
TOTAL	31,000	82,500	113,500	31,000	82,500	113,500

Valuation Report

08/25/2014

Page 549

Map/Lot:

009-004

Account: 1042 Card: 1 of 1

Location:

112 LITTLE FALLS RD

Neighborhood 13 Little Falls Rd

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 09/01/1997
Sale Price 400
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
1.60	Acres-Rear Land 1 =<100	500.00	800	100%		800
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.60						Land Total 21,800

Dwelling Description

Replacement Cost New

Conventional	One Story	1,376 Sqft	Grade C 105	Base	83,068
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 Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,315
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
2012	0	Modern	Modern	Average	Typical	84,383
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		95%	100%	80,164

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	2012	160	C 100	1.071	Avg.	95%	100%	100%	1,017
Frame Garage	2000	448	D 110	7.151	Avg.	89%	100%	100%	6,364
Carport/Canopy	2000	280	E 100	1.533	Avg.	89%	100%	100%	1,364
Outbuilding Total									8,745

Acpt Land

21,800

Accepted Bldg

88,900

Total

110,700

Pembroke
Name: MAHAR, THOMAS & MELISSA

Valuation Report

08/25/2014

Page 550

Map/Lot:

009-004

Account: 1042 Card: 1 of 1

Location:

112 LITTLE FALLS RD



Pembroke
Name: MAINE BEAR HUNTERS ASSOC.

Valuation Report

08/25/2014

Page 551

Map/Lot:

013-027-001

Location:

MT TOM RD

Account: 850 Card: 1 of 1

Neighborhood 17 Mount Tom Rd

Zoning/Use Shore
Topography Rolling
Utilities None
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -River Front	77.00	15,400	100%		15,400
200 X 220	\$/FF -River Front	77.00	15,400	75%	Excess Frt	11,550
200 X 220	\$/FF -River Front	77.00	15,400	50%	Excess Frt	7,700
200 X 220	\$/FF -River Front	77.00	15,400	15%	Excess Frt	2,310
14.00	Acres-Rear Land 1 =<100	350.00	4,900	100%		4,900
1.00	Acres-Baselot (Fract)	4,900.00	4,900	100%		4,900
Total Acres 19.04			Land Total			46,760

Dwelling Description

Replacement Cost New

Other	One Story	192 Sqft	Grade E 100	Base	14,721
Exterior	Single Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Wood	Basement	None	Basement	-1,832
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-788
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-937
Attic	1/2 Finished			Attic	1,759
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-96
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Obsolete	None	Poor	Inadeq.	12,827
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		No Electricity..		47%	77%	90%
						4,178

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1970	128	E 100	798	Poor	47%	100%	90%	338
Outbuilding Total									338

Acpt Land

46,800

Accepted Bldg

4,500

Total

51,300

Pembroke
Name: MAINE FARMLAND TRUST INC

Valuation Report

08/25/2014

Page 552

Map/Lot:

003-001

Account: 414 Card: 1 of 1

Location:

767 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Zoning/Use Residential 1
Topography Rolling
Utilities Dug WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 06/10/2010
Sale Price 365,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,000.00	25,000	100%		25,000
50.00	Acres-Rear Land 1 =<100	500.00	25,000	100%		25,000
50.00	Acres-Rear Land 2 = 101-200	350.00	17,500	100%		17,500
30.00	Acres-Rear Land 3 = 201+	245.00	7,350	100%		7,350
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 131.00						Land Total 79,650

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	884 Sqft	Grade C 100	Base	77,404
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	-442
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	None	SFLA	1,326	Insulation	-1,326
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	1959	Old Type	Old Type	Below Average	Typical	75,636
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		40%	90%	100%
						27,229

Acpt Land

79,700

Accepted Bldg

27,200

Total

106,900

Pembroke
Name: MAINE FARMLAND TRUST INC

Valuation Report

08/25/2014

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Map/Lot:

003-017

Account: 430 Card: 1 of 1

Location:

LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Sale Data	
Sale Date	06/10/2010
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Deep Ocean	440.00	88,000	100%		88,000
200 X 220	\$/FF -Deep Ocean	440.00	88,000	75%	Excess Frt	66,000
200 X 220	\$/FF -Deep Ocean	440.00	88,000	50%	Excess Frt	44,000
200 X 220	\$/FF -Deep Ocean	440.00	88,000	15%	Excess Frt	13,200
18.00	Acres-Rear Land 1 =<100	500.00	9,000	100%		9,000
Total Acres 22.04			Land Total			220,200

Acpt Land

220,200

Accepted Bldg

0 **Total**

220,200

Pembroke
Name: MAINE INLAND FISHERIES & WILDLIFE

Valuation Report

08/25/2014

Page 554

Map/Lot:

006-030

Location:

ISLAND

Account: 575 Card: 1 of 1

Neighborhood 3 Island

Sale Data	
Sale Date	12/01/1996
Sale Price	0
Sale Type	Land Only
Financing	
Verified	
Validity	Exempt Property

Zoning/Use Shore
Topography Rolling
Utilities None
Street None

Reference 1 B2132P082 12/96

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 41 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 180	\$/FF -Tidal Ocean	330.00	59,699	100%		59,699
200 X 180	\$/FF -Tidal Ocean	330.00	59,699	75%	Excess Frt	44,774
200 X 180	\$/FF -Tidal Ocean	330.00	59,699	50%	Excess Frt	29,850
250 X 180	\$/FF -Tidal Ocean	330.00	74,624	15%	Excess Frt	11,194
Total Acres 3.52					Land Total	145,517

Acpt Land	145,500	Accepted Bldg	0	Total	145,500
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Valuation Report

08/25/2014

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Map/Lot: 014-011

Account: 13 Card: 1 of 1

Location: 45 OLD COUNTY RD

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 04/05/2013
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Buyer
Validity Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
5.00	Acres-Rear Land 1 =<100	500.00	2,500	100%		2,500
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 6.00						Land Total 23,500

Dwelling Description

Replacement Cost New

Conventional	Two Story	720 Sqft	Grade C 100	Base	75,141
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	6				
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	1,875
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,080
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1949	0	Typical	Typical	Good	Typical	78,096
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		76%	100%	59,353

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1949	575	D 100	7.802	Poor	32%	100%	100%	2,497
Frame Shed	1949	204	E 100	2.002	Poor	32%	100%	100%	641
One Story Frame	2000	681	C 100	20,136	Good	76%	100%	100%	15,303
Open Frame Porch	2000	72	C 100	990	Good	76%	100%	100%	752
Encl Frame Porch	2000	30	C 100	1,487	Good	76%	100%	100%	1,130
Outbuilding Total									20,323

Acpt Land	23,500	Accepted Bldg	79,700	Total	103,200
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Pembroke
Name: MAINE STATE OF

Valuation Report

08/25/2014

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Map/Lot:

013-019-001

Location:

MT TOM RD

Account: 841 Card: 1 of 1

Neighborhood 17 Mount Tom Rd

Zoning/Use Rural
Topography Rolling
Utilities Dug Well
Street Gravel

Sale Data
Sale Date 09/01/2002
Sale Price 24,800
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2663P293 09/02

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 41 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	15,000.00	10.607	100%		10,607
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
1.00	Acres-Rear Land 1 =<100	500.00	500	100%		500
Total Acres 1.50 Land Total						12,907

Dwelling Description

Replacement Cost New

Ranch	One Story	323 Sqft	Grade SC100	Base	23,694
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	-2,807
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,300
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,237
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,650
Insulation	None			Insulation	-213
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1940	0	Obsolete	None	Fair	Typical	19,787			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		No Electricity..		36%	81%	90%	5,193		
Outbuildings/Additions/Improvements				Percent Good			Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
One Story Frame	1940	180	SC100	3,513	Fair	36%	100%	90%	1,139
Encl Frame Porch	1940	105	SC100	1,688	Fair	36%	100%	90%	547
Encl Frame Porch	1940	130	SC100	1,925	Fair	36%	100%	90%	624
Open Frame Porch	1940	80	D 100	882	Avq-	46%	100%	90%	365
Frame Shed	1940	28	D 100	1,218	Fair	36%	100%	90%	394
Outbuilding Total									3,069
Acpt Land		12,900	Accepted Bldg		8,300	Total			21,200

Pembroke

Valuation Report

08/25/2014

Name: MAINE, STATE OF

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DEPT OF TRANSPORTATION

Map/Lot:

014-014

Account: 895 Card: 1 of 1

Location:

RT 1

Neighborhood 10 Route 1

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 41 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.61	Acres-Commercial Lot	28,000.00	157,080	50%	View/Envir	78,540
Total Acres 5.61						78,540

Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
				----- S O U N D V A L U E -----					80,000
Frame Shed	1990			6,880	Avq.	72%	75%	100%	3,716
Frame Shed	1970	405	C 100	13,124	Avq.	72%	100%	100%	9,449
Frame Garage	1970	864	C 100	972	Fair	57%	100%	100%	554
Frame Shed	1970	60	E 100	4,672	Avq.	50%	100%	100%	2,336
U/G Tank /00Gal	1989	36	C 100	11,623	Avq.	84%	100%	100%	9,763
Frame Garage	1991	576	B 100	5,709	Avq.	84%	100%	100%	4,796
Frame Garage	1991	320	D 110	Outbuilding Total					110,614
Accpt Land		78,500	Accepted Bldg		110,600	Total		189,100	

Pembroke
Name: MAINE, STATE OF

Valuation Report

08/25/2014

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Map/Lot:

006-048

Location:

THOMPSON ISLAND

Account: 1007 Card: 1 of 1

Neighborhood 1 Revers Falls Rd

Zoning/Use Rural

Topography

Utilities

Street Street Surface

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Acpt Land

0 **Accepted Bldg**

0 **Total**

0

Pembroke
Name: MAINE,STATE OF

Valuation Report

08/25/2014

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Map/Lot:

012-022

Account: 923 Card: 1 of 1

Location:

RT 214

Neighborhood 11 Route 214

Zoning/Use Commercial
Topography Rolling
Utilities None
Street Paved

Reference 1 B1977P171

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 41 0 0 Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
3.00	Acres-Rear Land 1 =<100	500.00	1,500	100%		1,500
Total Acres 4.00				Land Total		16,500
Accpt Land		16,500	Accepted Bldg	0	Total	16,500

Pembroke
Name: MAINS, DENNIS K

Valuation Report

08/25/2014
Page 560
017-047+047-1
36 MIDDLE ST

Account: 341 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 22 Middle Street

Zoning/Use Residential 1
Topography Below Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.42	Acres-Homesite (Fract)	15,000.00	9,721	100%		9,721
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.42 Land Total						15,721

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	644 Sqft	Grade D 110	Base	61,383
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-610
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Typical	Typical	Below Average	Typical	60,773
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						24,309
None						
Phys. %						40%
Func. %						100%
Econ. %						100%

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1920	84	D 100	1.875	Avq-	40%	100%	100%	750
Frame Shed	2006								1,800
----- S O U N D V A L U E -----									
Outbuilding Total									2,550

Acpt Land	15,700	Accepted Bldg	26,900	Total	42,600
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Pembroke
Name: MANN, JAMES

Valuation Report

08/25/2014

Page 561

Map/Lot:

005-006

Account: 500 Card: 1 of 1

Location:

YOUNGS COVE RD

Neighborhood 5 Middle Cross Rd

Zoning/Use Rural
Topography Rolling
Utilities None
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
25.00	Acres-Rear Land 1 =<100	500.00	12,500	100%		12,500
Total Acres 25.00				Land Total		12,500
Accpt Land	12,500	Accepted Bldg	0	Total		12,500

Pembroke

Valuation Report

08/25/2014

Name: MARSH, MABEL E

Page 562

CARTER JR, ROBERT KENNETH

Map/Lot:

012-023

Account: 810 Card: 1 of 1

Location:

AYERS JCT RD

Neighborhood 11 Route 214

Sale Data	
Sale Date	10/08/2005
Sale Price	100
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use	Rural
Topography	Rolling
Utilities	None
Street	Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Rear Land 1 =<100	500.00	250	100%		250
Total Acres 0.50				Land Total		250
Accpt Land		300	Accepted Bldg		0	Total
						300

Pembroke
Name: MARSTALLER,JEFFREY A & MARIANNE E

Valuation Report

08/25/2014

Page 563

Map/Lot:

003-026-001

Account: 241 Card: 1 of 1

Location:

GARNETT HEAD RD

Neighborhood 7 Garnet Head Rd

Sale Data	
Sale Date	09/22/2004
Sale Price	136,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Shore
Topography Rolling
Utilities None
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Deep Ocean	440.00	88,000	100%		88,000
042 X 220	\$/FF -Deep Ocean	440.00	18,480	75%	Excess Frt	13,860
2.40	Acres-Rear Land 1 =<100	500.00	1,200	100%		1,200
Total Acres 3.62				Land Total		103,060

Acpt Land

103,100

Accepted Bldg

0 **Total**

103,100

Pembroke
Name: MASONIC HALL

Valuation Report

08/25/2014

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Map/Lot:

015-016

Account: 910 Card: 1 of 1

Location:

OLD RT 1

Neighborhood 12 Old Route 1

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

Reference 1 B2135P065

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 44 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.12	Acres-Homesite (Fract)	15,000.00	5,196	100%		5,196
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.12						Land Total 11,196

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Encl Frame Porch	1910	25	D 100	1.159	Fair	30%	100%	100%		348
Outbuilding Total										348

Accpt Land

11,200

Bldg Override

47,700

Total

58,900

Pembroke

Valuation Report

08/25/2014

Name: MASSAY, NICOLE

Page 565

KILTON, RHONDA

Map/Lot:

011-015

Account: 745

Card: 1 of 1

Location:

217 LITTLE FALLS RD

Neighborhood 13 Little Falls Rd

Zoning/Use Residential 1
 Topography Below Street
 Utilities None
 Street Semi-Improved

Reference 1 B1808P147

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12Mobile Home	1974	12X56	D 100	18,220	Fair	28%	100%	100%	5,102
Frame Shed	1974	105	D 100	2,121	Fair	60%	100%	100%	1,273
Wood Deck	1974	104	E 100	378	Poor	50%	100%	100%	189
Frame Shed	1974	256	D 100	3,893	Fair	60%	100%	100%	2,336
Outbuilding Total									8,900
Acpt Land			0	Accepted Bldg			8,900	Total	8,900

Pembroke
Name: MASTERSON, HOLLY

Valuation Report

08/25/2014
Page 566
005-010-007to012

Account: 961 Card: 1 of 1
Map/Lot: Location:

Neighborhood 2 Leighton Pt Rd
Tree Growth 2014
Zoning/Use Residential 1
Topography Rolling
Utilities NoneNone
Street Semi-Improved

Sale Data	
Sale Date	05/06/2013
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2 TREE GROWTH CLASSIFICATION
Tran/Land/Bldg 0 6 0
TG Update/Year.. 2014 Y Coordinate 0
Exemption(s) Land Schedule 2

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	25,000.00	25,000	100%		25,000
7.00	Acres-Rear Land 1 =<100	500.00	3,500	100%		3,500
56.00	Acres-Softwood	122.00	6,832	100%		6,832
3.00	Acres-Hardwood	115.00	345	100%		345
Total Acres 67.00			Land Total			35,677
Accpt Land		35,700	Accepted Bldg	0	Total	35,700

Pembroke
Name: MASTERSON, HOLLY

Valuation Report

08/25/2014
Page 567
005-010-008

Account: 970 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 2 Leighton Pt Rd

Zoning/Use Residential 1
Topography Rolling
Utilities NoneNone
Street Semi-Improved

	Sale Data
Sale Date	05/06/2013
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 6 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Acpt Land	0	Accepted Bldg	0	Total	0
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Pembroke
Name: MASTERSON, HOLLY

Valuation Report

08/25/2014
Page 568
005-010-009

Account: 972 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 2 Leighton Pt Rd

Zoning/Use Residential 1
Topography Rolling
Utilities NoneNone
Street Semi-Improved

	Sale Data
Sale Date	05/06/2013
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2 SEE ACCT 961

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Accpt Land

Accepted Bldg

Total

0

Pembroke
Name: MASTERSON, HOLLY

Valuation Report

08/25/2014
Page 569
005-010-010

Account: 984 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 2 Leighton Pt Rd

Zoning/Use Residential 1
Topography Rolling
Utilities NoneNone
Street Semi-Improved

	Sale Data
Sale Date	05/06/2013
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1

Reference 2 SEE ACCT 961

Tran/Land/Bldg 0 6 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Accpt Land

Accepted Bldg

Total

0

Pembroke
Name: MASTERSON, HOLLY

Valuation Report

08/25/2014
Page 570
005-010-011

Account: 1000 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 2 Leighton Pt Rd

Zoning/Use Residential 1
Topography Rolling
Utilities NoneNone
Street Semi-Improved

Sale Data	
Sale Date	05/06/2013
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2 SEE ACCT 961
Tran/Land/Bldg 0 6 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Accpt Land	0	Accepted Bldg	0	Total	0
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Pembroke
Name: MASTERSON, HOLLY

Valuation Report

08/25/2014
Page 571
005-010-012

Account: 1005 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 2 Leighton Pt Rd

Zoning/Use Residential 1
Topography Rolling
Utilities NoneNone
Street Semi-Improved

	Sale Data
Sale Date	05/06/2013
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2 SEE ACCT 961

Tran/Land/Bldg 0 6 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Accpt Land

Accepted Bldg

Total

0

Pembroke

Valuation Report

08/25/2014

Name: MATTHEWS, ELLIOTT C

Page 572

CARTER, JETTA

Map/Lot:

013-043-002

Account: 1011 Card: 1 of 1

Location:

39 PINE LN

Neighborhood 18 Robbinston Ridge

Zoning/Use Shore
 Topography Rolling
 Utilities Cesspool
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -River Front	110.00	22,000	100%		22,000
200 X 065	\$/FF -River Front	110.00	11,958	75%	Excess Frt	8,969
017 X 020	\$/FF -River Front	110.00	564	50%	Excess Frt	282
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.32					Land Total	37,251

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	672 Sqft	Grade D 100	Base	57,024
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-5,740
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,929
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
2006	0	Typical	Typical	Average	Typical	49,355
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		92%	100%	100%
						Value(Rcnld)
						45,407

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2002	40	D 100	328	Avg.	90%	100%	100%	295
									295
									Outbuilding Total
									295

Acpt Land

37,300

Accepted Bldg

45,700

Total

83,000

Pembroke

Valuation Report

08/25/2014

Name: MATTHEWS, RICHARD P (PERS REP)

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SMALL, HEIRS OF HELEN

Map/Lot:

009-015

Account: 687 Card: 1 of 1

Location:

498 OLD COUNTY RD

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
29.00	Acres-Rear Land 1 =<100	500.00	14,500	100%		14,500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 30.00						35,500

Land Total

Dwelling Description

Replacement Cost New

Ranch	One Story	1,400 Sqft	Grade D 100	Base	62,520
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	1,045
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,025
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,050
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	66,640
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	61%	100%	100%	40,650	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Garage	1976	506	D 100	7,095	Fair	61%	100%	100%	4,328
Frame Shed	1976	96	E 50	615	Poor	51%	50%	100%	157
Outbuilding Total									4,485

Acpt Land

35,500

Accepted Bldg

45,100 Total

80,600

Pembroke
Name: MATUSIAK, RICHARD H

Valuation Report

08/25/2014

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Map/Lot:

002-007

Account: 372 Card: 1 of 1

Location:

388 YOUNGS COVE RD

Neighborhood 24 Youngs Cove Rd

Sale Data	
Sale Date	03/31/2010
Sale Price	45,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential 1
Topography Rolling
Utilities Dug Well
Street Gravel

Reference 1
Reference 2 CHECK CONDITION
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	95%		14,250
26.22	Acres-Rear Land 1 =<100	500.00	13,110	100%		13,110
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 27.22						Land Total 29,160

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	486 Sqft	Grade SC100	Base	37,704
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood Posts/Rock	Basement	None	Basement	-4,574
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-2,103
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,237
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	729	Insulation	-481
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Obsolete	None	Fair	Typical	29,309
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	30%	81%	100%	7,122	
Acpt Land		29,200	Accepted Bldg	7,100	Total	36,300

Pembroke
Name: MATUSIAK, RICHARD H

Valuation Report

08/25/2014

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Map/Lot:

002-008

Account: 373 Card: 1 of 1

Location:

YOUNGS COVE RD

Neighborhood 24 Youngs Cove Rd

Sale Data	
Sale Date	03/31/2010
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Shore
Topography Rolling
Utilities None
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 115	\$/FF -Tidal Ocean	330.00	47,718	70%	Size/Shape	33,403
200 X 115	\$/FF -Tidal Ocean	330.00	47,718	75%	Excess Frt	0
200 X 115	\$/FF -Tidal Ocean	3,000.00	3,000	70%	Size/Shape	25,052
200 X 115	\$/FF -Tidal Ocean	330.00	47,718	50%	Excess Frt	0
200 X 115	\$/FF -Tidal Ocean	500.00	9,000	70%	Size/Shape	16,701
400 X 115	\$/FF -Tidal Ocean	330.00	95,436	15%	Excess Frt	0
400 X 115	\$/FF -Tidal Ocean	400.00	22,400	70%	Size/Shape	10,021
Total Acres 2.65			Land Total			85,177

Acpt Land

85,200

Accepted Bldg

0 **Total**

85,200

Pembroke

Valuation Report

08/25/2014

Name: MATZILEVICH, BEN & ANGELA M

Page 576

HERSEY HERITAGE REALTY TRUST

Map/Lot:

006-031

Account: 576 Card: 1 of 2

Location:

197 HERSEY RD

Neighborhood 9 Centennial Rd
 Tree Growth 2007
 Zoning/Use Shore
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 2007 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	75%	Excess Frt	49,500
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	50%	Excess Frt	33,000
060 X 220	\$/FF -Tidal Ocean	330.00	19,800	15%	Excess Frt	2,970
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
2.80	Acres-Rear Land 1 =<100	500.00	1,400	100%		1,400
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 7.13						Land Total 173,870

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	2,426 Sqft	Grade A 100	Base	233,943
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	4,967
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	5	Half Baths	1	Plumbing	13,125
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,750
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	Modern	Modern	Good	Typical	255,785
Functional Obsolescence						Value(Rcnld)
None		None		95%	100%	242,996

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Stable w/Loft	1900	1350	D 100	19,211	Avq.	50%	100%	100%	9,606
Frame Garage	2010	864	A 100	19,685	Good	95%	100%	100%	18,701
Finished Attic	2010	432	A 100	15,347	Good	95%	50%	100%	7,290
Open Frame Porch	2010	72	A 100	1,484	Good	95%	50%	100%	705
Encl Frame Porch	2010	759	A 100	17,875	Good	95%	50%	100%	8,490
Outbuilding Total									44,792

Acpt Land

173,900

Accepted Bldg

287,800

Total

461,700

Pembroke

Valuation Report

08/25/2014

Name: MATZILEVICH, BEN & ANGELA M

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HERSEY HERITAGE REALTY TRUST

Map/Lot:

006-031

Account: 576 Card: 1 of 2

Location:

197 HERSEY RD



Pembroke

Valuation Report

08/25/2014

Name: MATZILEVICH, BEN & ANGELA M

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HERSEY HERITAGE REALTY TRUST

Map/Lot:

006-031

Account: 576 Card: 2 of 2

Location:

197 HERSEY RD

Neighborhood 9 Centennial Rd
Tree Growth 2007
Zoning/Use Shore
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Reference 1 B2483P289 01/01

Reference 2

Tran/Land/Bldg 0 6 0

TG Update/Year.. 2007 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
16.00	Acres-Softwood	122.00	1,952	100%		1,952
Total Acres 16.00				Land Total		1,952
Accpt Land		2,000	Accepted Bldg	0	Total	2,000

Pembroke

Valuation Report

08/25/2014

Name: MATZILEVICH, BEN & ANGELA M

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HERSEY HERITAGE REALTY TRUST

Map/Lot:

006-031

Account: 576

Location:

197 HERSEY RD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	173,900	287,800	461,700	173,900	287,800	461,700
2	2,000	0	2,000	2,000	0	2,000
TOTAL	175,900	287,800	463,700	175,900	287,800	463,700

Pembroke
Name: MATZILEVICH,BEN & ANGELA M.

Valuation Report

08/25/2014

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Map/Lot:

006-035

Location:

HERSEY RD

Account: 581 Card: 1 of 1

Neighborhood 9 Centennial Rd

Zoning/Use Rural
Topography Rolling
Utilities None
Street Gravel

Sale Data	
Sale Date	01/01/2001
Sale Price	230,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Partial Interest

Reference 1 B2483P289 01/01

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
4.00	Acres-Rear Land 1 =<100	500.00	2,000	100%		2,000
Total Acres 5.00					Land Total	17,000

Accpt Land	17,000	Accepted Bldg	0	Total	17,000
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Pembroke
Name: MAY,REBECCA

Valuation Report

08/25/2014

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Map/Lot:

009-014

Account: 460 Card: 1 of 1

Location:

519 OLD COUNTY RD

Neighborhood 12 Old Route 1
Tree Growth 1977
Zoning/Use Shore
Topography Rolling
Utilities Drilled Well
Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 6 0

TG Update/Year.. 2011 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
62.00	Acres-Softwood	122.00	7,564	100%		7,564
11.00	Acres-Mixed Wood	126.00	1,386	100%		1,386
1.00	Acres-Hardwood	115.00	115	100%		115
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 75.01 Land Total						78,065

Dwelling Description

Replacement Cost New

Log Home	One Story	432 Sqft	Grade SC100	Base	25,069
Exterior	Single Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Wood Shingles	Roof	242
					0
					0
Foundation	Wood Posts/Rock	Basement	None	Basement	-4,272
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,515
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,237
Attic	Full Finished			Attic	4,823
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-285
Unfin. Living Area	20%			Unfinished	-456

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Obsolete	None	Below Average	Typical	22,369
Functional Obsolescence						Value(Rcnld)
None						6,523
Economic Obsolescence						
		No Electricity..		Phys. % 40%	Func. % 81%	Econ. % 90%

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1930	144	SC100	1,168	Avq-	40%	100%	90%	420
One Story Frame	1930	272	SC100	5,309	Avq-	40%	100%	90%	1,912
Frame Shed	1930	88	E 100	1,172	Fair	30%	100%	90%	317
Outbuilding Total									2,649

Acpt Land

78,100

Accepted Bldg

9,200

Total

87,300

Pembroke
Name: MCCABE, JEANNETTE K

Valuation Report

08/25/2014

Page 582

Map/Lot:

016-021

Account: 202 Card: 1 of 1

Location:

530 US RTE 1

Neighborhood 10 Route 1

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

Sale Data
Sale Date 04/10/2010
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

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
14.70	Acres-Baslot (Fract)	7,000.00	26,838	100%		26,838
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 15.70						Land Total 47,838

Dwelling Description

Replacement Cost New

Conventional	One Story	1,528 Sqft	Grade C 100	Base	81,039
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,433
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-3,056
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,250
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	1999	Typical	Typical	Average	Typical	
Functional	Obsolescence	Economic	Obsolescence	Phys. %	Func. %	Econ. %
None		None		88%	100%	100%
						Value(Rcnld) 67,800
						59,664

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Finished Attic	1998	960	B 100	18,344	V.G.	92%	100%	100%	16,876
2S Frame Garage	2000	960	C 100	17,738	Avq.	89%	100%	100%	15,787
Wood Deck	2008	392	B 100	2,891	V.G.	94%	100%	100%	2,718
Frame Garage	2000	288	C 100	5,930	Avq.	89%	100%	100%	5,278
Encl Frame Porch	2008	342	B 100	7,259	V.G.	94%	100%	100%	6,823
Frame Shed	1960	192	E 100	1,915	Poor	40%	100%	100%	766
Frame Shed	2000	224	C 100	4,290	Avq.	89%	100%	100%	3,818
Open Frame Porch	2008	192	B 100	2,790	V.G.	94%	100%	100%	2,623
Plumbing Fixture	2008	3	B 100	1,742	V.G.	94%	100%	100%	1,637
Outbuilding Total									56,326

Acpt Land

47,800

Accepted Bldg

116,000

Total

163,800

Pembroke
Name: MCCALL,ROBERT

Valuation Report

08/25/2014

Page 583

Map/Lot:

001-019

Account: 234 Card: 1 of 1

Location:

LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Zoning/Use Shore
Topography Rolling
Utilities NoneNone
Street Gravel

Reference 1 B1083P077

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Deep Ocean	440.00	88,000	100%		88,000
106 X 220	\$/FF -Deep Ocean	440.00	46,640	75%	Excess Frt	34,980
7.00	Acres-Rear Land 1 =<100	500.00	3,500	100%		3,500
Total Acres 8.55					Land Total	126,480

Dwelling Description

Replacement Cost New

Conventional	One Story	315 Sqft	Grade E 100	Base	17,800
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Composition	Roof	-31
					0
					0
Foundation	Wood Posts/Rock	Basement	None	Basement	-2,739
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-972
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-937
Attic	3/4 Finished			Attic	2,627
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	315	Insulation	-157
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Obsolete	None	Fair	Inadeq.	15,591
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	No Electricity..	57%	77%	90%	6,159	

Acpt Land

126,500

Accepted Bldg

6,200 Total

132,700

Pembroke
Name: MCCULLOUGH,DAVID L & LISA M

Valuation Report

08/25/2014

Page 584

Map/Lot:

001-028

Account: 248 Card: 1 of 1

Location:

LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Zoning/Use Shore
Topography Rolling
Utilities NoneNone
Street Gravel

Sale Data	
Sale Date	07/01/2002
Sale Price	77,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Deep Ocean	440.00	88,000	100%		88,000
200 X 220	\$/FF -Deep Ocean	440.00	88,000	75%	Excess Frt	66,000
150 X 220	\$/FF -Deep Ocean	440.00	66,000	50%	Excess Frt	33,000
11.00	Acres-Rear Land 1 =<100	500.00	5,500	100%		5,500
Total Acres 13.78					Land Total	192,500

Acpt Land	192,500	Accepted Bldg	0	Total	192,500
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Pembroke
Name: MCDONALD, SUSAN

Valuation Report

08/25/2014

Page 585

Map/Lot:

001-020

Account: 235 Card: 1 of 1

Location:

852 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

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

Sale Data
Sale Date 10/01/1999
Sale Price 95,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Deep Ocean	440.00	88,000	100%		88,000
116 X 220	\$/FF -Deep Ocean	440.00	51,040	75%	Excess Frt	38,280
6.10	Acres-Rear Land 1 =<100	500.00	3,050	100%		3,050
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 7.70						Land Total 135,330

Dwelling Description

Replacement Cost New

Split Level	One Story	1,120 Sqft	Grade C 110	Base	75,947
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Wood Shingles	Roof	1,047
					0
					0
Foundation	Concrete	Basement	Dry 1/4 Bmt	Basement	-3,291
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,121
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,375
Attic	1/4 Finished			Attic	5,588
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	Typical	Typical	Above Average	Typical	81,787
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		81%	100%	100%
						Value(Rcnld) 66,247

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1979	369	C 110	2.465	Avq+	81%	100%	100%	1,997
Encl Frame Porch	1979	30	C 110	1.635	Avq+	81%	100%	100%	1,324
One Story Frame	1979	240	C 110	7.806	Avq+	81%	100%	100%	6,323
Frame Shed	1979	56	C 110	2.075	Avq+	81%	100%	100%	1,681
Frame Shed	1979	121	E 100	1.408	Fair	63%	100%	100%	887
Frame Garage	1979	480	C 110	9.160	Avq+	81%	100%	100%	7,420
Outbuilding Total									19,632

Acpt Land

135,300

Accepted Bldg

85,900

Total

221,200

Valuation Report

08/25/2014

Page 586

Map/Lot:

009-020-001

Account: 692 Card: 1 of 1

Location:

463 OLD COUNTY RD

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 07/01/2002
Sale Price 52,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
3.00	Acres-Rear Land 1 =<100	500.00	1,500	100%		1,500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.00 Land Total						22,500

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,034 Sqft	Grade C 100	Base	92,550
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 Crawl	Basement	-3,468
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-6,204
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,875
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,500
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	87,253
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		80%	100% 100%	69,802

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1985	379	C 100	11,206	Avq.	80%	100%	100%	8,965
Encl Frame Porch	1985	170	C 100	3,489	Avq.	80%	100%	100%	2,791
Two Story Frame	1976	300	C 100	13,129	Fair	61%	100%	100%	8,009
One Story Frame	1976	360	C 100	10,644	Avq.	80%	100%	100%	8,515
Wood Deck	1985	180	C 100	1,183	Fair	67%	100%	100%	793
Wood Deck	1985	405	C 100	2,443	Avq.	80%	100%	100%	1,954
Wood Deck	1980	80	D 100	511	Fair	64%	100%	100%	327
Plumbing Fixture	1976	3	D 100	1,170	Fair	61%	100%	100%	714

Outbuilding Total 32,068

Acpt Land

22,500

Accepted Bldg

101,900

Total

124,400

Pembroke
Name: MCGRAW, KAREN

Valuation Report

08/25/2014

Page 587

Map/Lot:

014-032

Account: 931 Card: 1 of 4

Location:

OLD RT 1

Neighborhood 12 Old Route 1

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

Sale Data	
Sale Date	07/29/2005
Sale Price	109,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.30	Acres-Homesite (Fract)	15,000.00	8,216	100%		8,216
0.00	Acres-Homesite (Fract)	3,000.00	6,000	100%		0
0.00	Acres-Homesite (Fract)	3,000.00	6,000	100%		0
5.60	Acres-Rear Land 1 =<100	500.00	2,800	100%		2,800
4.00	# -Lot Improvements	3,000.00	12,000	100%		12,000
1.20	Acres-Rear Land 1 =<100	500.00	600	100%		600
Total Acres 8.10						Land Total 38,616

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1985	128	C 100	892	Fair	67%	50%	100%	299
1 & 3/4 Story Fr	1985	576	C 100	24,184	Fair	67%	50%	100%	8,102
Outbuilding Total									8,401
Acpt Land		38,600	Accepted Bldg		8,400	Total			47,000

Pembroke
Name: MCGRAW, KAREN

Valuation Report

08/25/2014

Page 588

Map/Lot:

014-032

Account: 931 Card: 2 of 4

Location:

OLD RT 1

Neighborhood 12 Old Route 1

Sale Data	
Sale Date	07/29/2005
Sale Price	109,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

Reference 1 B1950P165 06/94

Reference 2

Tran/Land/Bldg 0 2 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Dwelling Description				Replacement Cost New	
Ranch	One Story	864 Sqft	Grade C 100	Base	56,165
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	864 Sqft, Grade C	Basement Gar	None	Fin Bsmt	8,364
Heating	100% Electric	Cooling	0% None	Heat	-864
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,875
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	864	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Unimpr. Living Area		NONE		Dwelling Condition			Unimpr. Living Area		0	
Built	Renovated	Kitchens	Baths	Condition	Layout		Total			
1985	0	None	Old Type	Poor	Typical		65,540			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
Overbuilt		None		57%	43%	100%	16,064			
Accpt Land			0	Accepted Bldg		16,100	Total		16,100	

Pembroke
Name: MCGRAW, KAREN

Valuation Report

08/25/2014

Page 589

Map/Lot:

014-032

Account: 931 Card: 3 of 4

Location:

OLD RT 1

Neighborhood 12 Old Route 1

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

Sale Data
Sale Date 07/29/2005
Sale Price 109,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B1950P165 06/94

Reference 2

Tran/Land/Bldg 0 2 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Dwelling Description				Replacement Cost New	
Ranch	One Story	864 Sqft	Grade C 100	Base	56,165
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% Electric	Cooling	0% None	Heat	-864
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,875
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	864	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total
Built 1985	Renovated 0	Kitchens Typical	Baths Typical	Condition Below Average	Layout Typical		57,176
Functional Obsolescence Overbuilt		Economic Obsolescence None		Phys. % 74%	Func. % 50%	Econ. % 100%	Value(Rcnld) 21,155
Accpt Land		0	Accepted Bldg		21,200	Total	21,200

Pembroke
Name: MCGRAW, KAREN

Valuation Report

08/25/2014

Page 590

Map/Lot:

014-032

Account: 931 Card: 4 of 4

Location:

OLD RT 1

Neighborhood 12 Old Route 1

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

Sale Data
Sale Date 07/29/2005
Sale Price 109,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B1950P165 06/94

Reference 2

Tran/Land/Bldg 0 2 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Dwelling Description				Replacement Cost New	
Ranch	One Story	864 Sqft	Grade C 100	Base	56,165
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% Electric	Cooling	0% None	Heat	-864
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,875
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Built		Renovated	Kitchens	Baths	Dwelling Condition		Layout			Total
1985	0	Typical		Typical	Fair		Typical		57,176	
Functional Obsolescence			Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Overbuilt			None		67%	50%	100%	19,154		
Outbuildings/Additions/Improvements					Percent Good				Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1985	168	D 100	2,860	Avg.	80%	100%	100%	2,288	
Frame Shed	1985	112	E 100	1,344	Avg.	80%	50%	100%	538	
Encl Frame Porch	1985	36	C 100	1,572	Fair	67%	100%	100%	1,053	
Outbuilding Total									3,879	
Acpt Land			0	Accepted Bldg			23,000	Total	23,000	

Pembroke
Name: MCGRAW, KAREN

Valuation Report

08/25/2014

Page 591

Map/Lot:

014-032

Account: 931

Location:

OLD RT 1

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	38,600	8,400	47,000	38,600	8,400	47,000
2	0	16,100	16,100	0	16,100	16,100
3	0	21,200	21,200	0	21,200	21,200
4	0	23,000	23,000	0	23,000	23,000
TOTAL	38,600	68,700	107,300	38,600	68,700	107,300

Pembroke
 Name: MCININCH, ROBERT & YVONNE

Valuation Report

08/25/2014

Page 592

Map/Lot:

011-025-00A

Account: 813 Card: 1 of 1

Location:

LITTLE FALLS RD

Neighborhood 13 Little Falls Rd

Zoning/Use Shore
 Topography Below Street
 Utilities None
 Street Semi-Improved

Sale Data	
Sale Date	09/01/1994
Sale Price	2,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -River Front	77.00	15,400	100%		15,400
200 X 170	\$/FF -River Front	77.00	13,537	15%	Excess Frt	2,031
100 X 170	\$/FF -River Front	77.00	6,769	15%	Excess Frt	1,015
0.70	Acres-Rear Land 1 =<100	350.00	245	100%		245
2.00	# -Lot Improvements	2,100.00	4,200	100%		4,200
Total Acres 2.88						22,891
Land Total						22,891

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
14Mobile Home	1985	14X50	C 100	22.881	Avq-	35%	100%	100%	8,008
Outbuilding Total									8,008
Acpt Land		22,900	Accepted Bldg		8,000	Total		30,900	

Pembroke
Name: MCININCH,DANIEL & ROBERT

Valuation Report

08/25/2014

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Map/Lot:

011-030

Account: 1038 Card: 1 of 1

Location:

LITTLE FALLS RD

Neighborhood 13 Little Falls Rd

Sale Data	
Sale Date	07/01/1997
Sale Price	35,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Zoning/Use Residential 1
Topography Rolling
Utilities NoneNone
Street Paved

Reference 1 B2176P40 07/97

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
32.75	Acres-Rear Land 1 =<100	500.00	16,375	100%		16,375
2.00	Acres-Gravel Pit	7,500.00	15,000	100%		15,000
Total Acres 34.75					Land Total	31,375

Accpt Land	31,400	Accepted Bldg	0	Total	31,400
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Pembroke

Valuation Report

08/25/2014

Name: MCKENNEY, JANET A

Page 594

MELANSON, JANE A

Map/Lot:

014-001

Account: 1 Card: 1 of 1

Location:

LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Sale Data

Sale Date 09/25/2007

Sale Price 0

Sale Type Land Only

Financing Unknown

Verified Public Record

Validity Related Parties

Zoning/Use Residential 1
 Topography Rolling
 Utilities Drilled WellNone
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 7 0

TG Update/Year.. 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)	10,000.00	10,000	100%		10,000
1.82	Acres-Rear Land 1 =<100	500.00	910	100%		910
Total Acres 2.82					Land Total	10,910

Accpt Land

10,900

Accepted Bldg0 **Total**

10,900

Pembroke

Valuation Report

08/25/2014

Name: MCPHAIL,KAREN

Page 595

CLEMENT, CHRISTOPHER

Map/Lot:

003-020-001

Account: 437

Card: 1 of 1

Location:

520 GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

Zoning/Use Residential 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
2.20	Acres-Rear Land 1 =<100	500.00	1,100	100%		1,100
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.20						Land Total 22,100

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12Mobile Home	1972	12X57	C 100	21,671	Avq-	35%	100%	100%	7,585
A-Roof.....	1972	684	C 100	1,292	Avq-	66%	100%	100%	853
Wood Deck	1972	80	C 100	623	Avq-	66%	100%	100%	411
Frame Garage	2004	480	B 100	10,160	Avq.	91%	100%	100%	9,246
Wood Deck	2004	60	C 100	511	Avq.	91%	100%	100%	465
Outbuilding Total									18,560
Acpt Land		22,100	Accepted Bldg		18,600	Total		40,700	

Pembroke
Name: MCPHERSON, STEVEN J

Valuation Report

08/25/2014

Page 596

Map/Lot:

016-030

Account: 211 Card: 1 of 1

Location:

513 US RTE 1

Neighborhood 10 Route 1

Zoning/Use Residential 1
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 11/09/2012
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
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.70	Acres-Rear Land 1 =<100	500.00	350	100%		350
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.70						Land Total 21,350

Dwelling Description

Replacement Cost New

Other	Two Story	936 Sqft	Grade C 110	Base	95,828
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	95,828
Functional Obsolescence						Value(Rcnld)
Incomplete		None		Phys. % 76%	Func. % 85%	100% 61,905

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1977	25	C 110	1,555	Avq.	76%	100%	100%	1,182
Wood Deck	1977	128	C 110	981	Avq.	76%	100%	100%	746
Frame Shed	1	352	D 100	5,019	Avq-	40%	100%	100%	2,008
Outbuilding Total									3,936

Acpt Land

21,400

Accepted Bldg

65,800

Total

87,200

Pembroke
Name: MEACHUM,EARL R

Valuation Report

08/25/2014
Page 597
008-021-001
239 US RTE 1

Account: 656 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 10 Route 1

Zoning/Use Residential 1
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B0727P033

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 1 19 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00 Land Total						21,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1987	624	C 100	10,126	Avq.	82%	100%	100%	8,303
28Mobile Home..	2000	28X48	B 100	74,210	Avq.	65%	100%	100%	48,051
Concrete Slab...	2000	1296	C 100	1,814	Avq.	89%	100%	100%	1,614
Wood Deck	2000	160	C 100	1,071	Avq.	89%	100%	100%	953
Outbuilding Total									58,921

Acpt Land

21,000

Accepted Bldg

58,900

Total

79,900

Pembroke

Valuation Report

08/25/2014

Name: MEGEE, DONNA CAROL

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LUND, LARRY D

Map/Lot:

002-006

Account: 369 Card: 1 of 1

Location:

YOUNGS COVE RD

Neighborhood 24 Youngs Cove Rd

Zoning/Use Rural
 Topography Above Street
 Utilities None
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
21.00	Acres-Rear Land 1 =<100	500.00	10,500	100%		10,500
Total Acres 22.00			Land Total			25,500
Accpt Land		25,500	Accepted Bldg	0	Total	25,500

Pembroke

Valuation Report

08/25/2014

Name: MEGEE, DONNA CAROL

Page 599

LUND, LARRY D

Map/Lot:

002-006-3

Account: 371 Card: 1 of 1

Location:

YOUNGS COVE RD

Neighborhood 24 Youngs Cove Rd

Zoning/Use Shore
Topography Rolling
Utilities None
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
300 X 050	\$/FF -Tidal Ocean	330.00	47,196	15%		7,079
Total Acres 0.34				Land Total		7,079
Accpt Land		7,100	Accepted Bldg	0	Total	7,100

Pembroke
Name: MEHALL, MARTIN A

Valuation Report

08/25/2014

Page 600

Map/Lot:

005-011

Account: 508 Card: 1 of 1

Location:

282 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

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

Sale Data	
Sale Date	03/11/2011
Sale Price	185,000
Sale Type	Land & Buildings
Financing	Private Finance
Verified	Public Record
Validity	Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 2 19 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
140 X 220	\$/FF -Tidal Ocean	330.00	46,200	75%	Excess Frt	34,650
1.00	Acres-Homesite (Fract)	25,000.00	25,000	100%		25,000
0.30	Acres-Rear Land 1 =<100	500.00	150	100%		150
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.02						Land Total 131,800

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,120 Sqft	Grade B 100	Base	109,101
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Hot Water BB	Cooling	0% None	Heat	-2,142
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,525
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	Modern	Modern	Good	Typical	108,484
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		87%	100%	100%
						Value(Rcnld) 94,381

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1986	240	B 100	3,424	Good	87%	100%	100%	2,979
Wood Deck	1986	630	B 100	4,518	Good	87%	100%	100%	3,931
Outbuilding Total									6,910

Acpt Land

131,800

Accepted Bldg

101,300

Total

233,100

Pembroke
Name: MEISNER, DEBORAH

Valuation Report

08/25/2014

Page 601

Map/Lot:

005-014

Account: 511 Card: 1 of 1

Location:

271 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Zoning/Use Residential 1
Topography Above Street
Utilities Dug WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 08/13/2008
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

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.48	Acres-Homesite (Fract)	25,000.00	17,321	100%		17,321
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 0.48						Land Total 22,121

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	610 Sqft	Grade C 100	Base	66,244
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	-766
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	85% Forced Warm	Cooling	0% None	Heat	-481
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,068
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1830	1994	Typical	Typical	Good	Typical	63,929	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		70%	95%	100%	42,513

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value Rcnld
Frame Shed	1830	513	D 100	6,909	Fair	30%	90% 100%	1,866
Open Frame Porch	1995	168	C 100	2,029	Avg.	86%	100% 100%	1,745
Outbuilding Total								3,611

Acpt Land

22,100

Accepted Bldg

46,100

Total

68,200

Pembroke
Name: MEISNER, DEBORAH

Valuation Report

08/25/2014

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Map/Lot:

005-019-00A

Location:

LEIGHTON PT RD

Account: 519 Card: 1 of 1

Neighborhood 2 Leighton Pt Rd

Sale Data	
Sale Date	08/13/2008
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

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

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
024 X 198	\$/FF -Tidal Ocean	330.00	7,514	15%		1,127
Total Acres 0.11				Land Total		1,127
Accpt Land		1,100	Accepted Bldg	0	Total	1,100

Neighborhood 2 Leighton Pt Rd

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

Sale Data
Sale Date 03/01/2001
Sale Price 140,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Renovations

Reference 1 B2498P032 03/01

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 1 19 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	75%	Excess Frt	49,500
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	50%	Excess Frt	33,000
2.00	Acres-Rear Land 1 =<100	500.00	1,000	100%		1,000
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 5.03						Land Total 154,300

Dwelling Description

Replacement Cost New

Conventional	Two Story	675 Sqft	Grade C 110	Base	79,911
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-371
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,375
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,485
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1909	2001	Typical	Typical	Good	Typical	79,430
Functional Obsolescence						
None						
Economic Obsolescence						
None						
Phys. %						
				70%		
Func. %						
				100%		
Econ. %						
				100%		
Value(Rcnld)						55,601

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1909	120	C 110	3,081	Good	70%	100%	100%	2,157
Open Frame Porch	1909	200	C 110	2,612	Good	70%	100%	100%	1,828
One Story Frame	1909	128	C 110	4,162	Good	70%	100%	100%	2,913
One Story Frame	1909	220	C 110	7,155	Good	70%	100%	100%	5,008
Wood Deck	1909	160	C 110	1,179	Good	70%	100%	100%	825
2S Frame Garage	2002	720	B 100	17,368	Avq.	90%	100%	100%	15,631
Outbuilding Total									28,362

Acpt Land

154,300

Accepted Bldg

84,000

Total

238,300

Pembroke
Name: MEISNER,EARL W & JOSEPHINE M

Valuation Report

08/25/2014

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Map/Lot:

005-008

Account: 505 Card: 1 of 1

Location:

LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
35.10	Acres-Rear Land 1 =<100	500.00	17,550	100%		17,550
1.00	Acres-Baselot (Fract)	7,000.00	7,000	100%		7,000
Total Acres 36.10			Land Total			24,550
Accpt Land		24,600	Accepted Bldg		0	Total
						24,600

Pembroke
Name: MENZEL, MARY GAIL

Valuation Report

08/25/2014

Page 605

Map/Lot:

005-013

Account: 510 Card: 1 of 1

Location:

270 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
115 X 220	\$/FF -Tidal Ocean	330.00	37,950	100%		37,950
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.58					Land Total	43,950

Dwelling Description

Replacement Cost New

Cape Cod	One Story	1,120 Sqft	Grade B 100	Base	80,221
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,243
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	1,025
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	Typical	Typical	Good	Typical	82,489
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	93%	100%	100%	76,715	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	2004	196	B 100	7.071	Good	93%	100%	100%	6,576
Frame Garage	2004	240	B 100	6.503	Good	93%	100%	100%	6,048
Wood Deck	2004	240	B 100	1.854	Good	93%	100%	100%	1,724
									Outbuilding Total
									14,348

Acpt Land

44,000

Accepted Bldg

91,100

Total

135,100

Pembroke
Name: MESSER, KAREN

Valuation Report

08/25/2014

Page 606

Map/Lot:

015-018

Location:

SHORE RD

Account: 132 Card: 1 of 1

Neighborhood 12 Old Route 1

Sale Data	
Sale Date	02/04/2014
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 050	\$/FF -Miscellaneous	110.00	10,488	15%		1,573
200 X 100	\$/FF -Miscellaneous	110.00	14,832	15%	Excess Frt	2,225
0.51	Acres-Rear Land 1 =<100	500.00	255	100%		255
Total Acres 1.20				Land Total		4,053

Acpt Land

4,100

Accepted Bldg

0 **Total**

4,100

Pembroke
Name: MESSER, KAREN

Valuation Report

08/25/2014

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Map/Lot:

009-005

Account: 675 Card: 1 of 1

Location:

EAST RIVER RD

Neighborhood 16 East River Rd

Sale Data	
Sale Date	02/04/2014
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Zoning/Use Rural
Topography Rolling
Utilities None
Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 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 1 =<100	500.00	25,000	100%		25,000
50.00	Acres-Rear Land 2 = 101-200	350.00	17,500	100%		17,500
1.00	Acres-Rear Land 3 = 201+	245.00	245	100%		245
Total Acres 101.00					Land Total	42,745

Acpt Land	42,700	Accepted Bldg	0	Total	42,700
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Pembroke

Valuation Report

08/25/2014

Name: METELL,FREDERICK & MCELARNEY,CAROL

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Map/Lot:

013-039

Account: 863 Card: 1 of 1

Location:

EAST RIVER RD

Neighborhood 16 East River Rd

Zoning/Use Shore
 Topography Rolling
 Utilities None
 Street Gravel

Reference 1 B1556P204

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -River Front	77.00	15,400	100%		15,400
200 X 220	\$/FF -River Front	77.00	15,400	75%	Excess Frt	11,550
200 X 220	\$/FF -River Front	77.00	15,400	50%	Excess Frt	7,700
7.00	Acres-Rear Land 1 =<100	350.00	2,450	100%		2,450
Total Acres 10.03					Land Total	37,100
Acpt Land		37,100	Accepted Bldg		0	Total
						37,100

Neighborhood 16 East River Rd

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	95%		14,250
50.00	Acres-Rear Land 1 =<100	500.00	25,000	100%		25,000
32.00	Acres-Rear Land 2 = 101-200	350.00	11,200	100%		11,200
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 83.00 Land Total						56,450

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	768 Sqft	Grade C 110	Base	82,113
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,345
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
1965	1993	Typical	Typical	Average	Inadeq.	83,458
Functional	Obsolescence	Economic	Obsolescence	Phys. %	Func. %	Econ. %
Incomplete		None		69%	90%	100%
						51,827

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Stable w/Loft	1950	1320	D 100	18,851	Fair	43%	50%	100%	4,053
Frame Shed	1950	208	D 100	3,331	Fair	43%	100%	100%	1,432
Frame Shed	1950	289	D 100	4,281	Fair	43%	100%	100%	1,841
Frame Shed	1950	126	D 100	2,369	Fair	43%	100%	100%	1,019
Frame Shed	1950	336	D 100	4,831	Fair	43%	100%	100%	2,077
One Story Frame	1993	56	C 110	1,821	Avq.	69%	100%	100%	1,256
Encl Frame Porch	1993	144	C 110	3,430	Avq.	69%	100%	100%	2,367
Open Frame Porch	1993	48	C 110	802	Avq.	69%	100%	100%	553
Two Story Frame	1997	280	C 110	13,479	Avq.	69%	100%	100%	9,301
Unfin Basement	1997	280	C 110	6,124	Avq.	69%	100%	100%	4,226
Outbuilding Total									28,125

Acpt Land

56,500

Accepted Bldg

80,000 Total

136,500

Pembroke
Name: METELL,FREDERICK & MCELARNEY,CAROL

Valuation Report

08/25/2014

Page 610

Map/Lot:

013-040

Account: 864 Card: 2 of 2

Location:

EAST RIVER RD

Neighborhood 16 East River Rd

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1999	608	C 100	3,938	C Gr	69%	90%	100%	2,445
Outbuilding Total									2,445
Accpt Land			0	Accepted Bldg			2,400	Total	2,400

Pembroke

Valuation Report

08/25/2014

Name: METELL,FREDERICK & MCELARNEY,CAROL

Page 611

Map/Lot:

013-040

Account: 864

Location:

EAST RIVER RD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	56,500	80,000	136,500	56,500	80,000	136,500
2	0	2,400	2,400	0	2,400	2,400
TOTAL	56,500	82,400	138,900	56,500	82,400	138,900

Pembroke
Name: MILANO, RICHARD N & NANCY K

Valuation Report

08/25/2014

Page 612

Map/Lot:

011-039

Account: 767 Card: 1 of 1

Location:

EAST RIVER RD

Neighborhood 16 East River Rd

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data	
Sale Date	12/05/2005
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

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
42.00	Acres-Rear Land 1 =<100	500.00	21,000	100%		21,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 43.00						
Land Total						42,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1970	480	E 50	2,082	Poor	47%	50%	100%	490
Outbuilding Total									490
Acpt Land		42,000		Accepted Bldg		500		Total	42,500

Neighborhood 16 East River Rd

Zoning/Use Residential 1
Topography Rolling
Utilities None
Street Gravel

Sale Data
Sale Date 12/05/2005
Sale Price 170,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
1.00	Acres-Rear Land 1 =<100	500.00	500	100%		500
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						20,300

Land Total

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	672 Sqft	Grade B 100	Base	84,841
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,306
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,076
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	Typical	Typical	Average	Typical	87,223
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		84%	100%	100%
						73,267

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1992	672	B 100	24,241	Avq.	84%	100%	100%	20,362
Unfin Basement	1992	672	B 100	9,864	Avq.	84%	100%	100%	8,286
Encl Frame Porch	1992	25	B 100	1,725	Avq.	84%	100%	100%	1,449
Encl Frame Porch	1995	80	B 100	2,687	Avq.	84%	100%	100%	2,257
Frame Shed	1995	480	D 100	6,521	Avq+	88%	100%	100%	5,738
Outbuilding Total									38,092

Acpt Land

20,300

Accepted Bldg

111,400

Total

131,700

Pembroke

Valuation Report

08/25/2014

Name: MILLER, ROBERT B & ARROLYN J (L/E)

Page 614

LORD, JULIE ANN& TODD MILLER

Map/Lot:

015-063

Account: 171 Card: 1 of 1

Location:

433 OLD COUNTY RD

Neighborhood 12 Old Route 1

Sale Data

Sale Date	11/01/2000
Sale Price	79,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use	Residential 1
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 1 19 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
7.00	Acres-Rear Land 1 =<100	500.00	3,500	100%		3,500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 8.00						Land Total 24,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
28Mobile Home..	1996	28X66	C 100	75.104	Avq.	54%	100%	100%	40.368
Frame Shed	1960	192	D 100	3.142	Avq.	66%	100%	100%	2.074
Frame Shed	1960	192	D 100	3.142	Avq.	66%	100%	100%	2.074
Wood Deck	1996	96	C 100	713	Avq.	87%	100%	100%	620
Concrete Slab...	1996	1848	C 100	2,587	Avq.	87%	100%	100%	2,251
Outbuilding Total									47,387
Acpt Land		24,500	Accepted Bldg		47,400	Total		71,900	

Pembroke
Name: MILLER,JEANNETTE

Valuation Report

08/25/2014

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Map/Lot:

011-001

Account: 731 Card: 1 of 1

Location:

3 MILLERS PL

Neighborhood 11 Route 214

Zoning/Use Residential 1
Topography Rolling
Utilities Dug WellSeptic System
Street Paved

Sale Data
Sale Date 08/01/1995
Sale Price 0
Sale Type Land & Buildings
Financing
Verified
Validity Related Parties

Reference 1 B2022P162 (LIFE ESTATE) 08/95

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
50.00	Acres-Rear Land 1 =<100	500.00	25,000	100%		25,000
50.00	Acres-Rear Land 2 = 101-200	350.00	17,500	100%		17,500
24.00	Acres-Rear Land 3 = 201+	245.00	5,880	100%		5,880
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
2.00	# -Lot Improvements	3,000.00	6,000	60%		3,600
Total Acres 125.00 Land Total						69,980

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	546 Sqft	Grade C 100	Base	62,839
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1875	1996	Typical	Typical	Average	Typical	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete	None	50%	85%	100%	26,707	
Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	Value Rcnld
1 & 1/2 Story Fr	1875	330	C 100	13,269 Avq.	50% 100% 100%	6,634
12Mobile Home	1974			----- S O U N D V A L U E -----		200
Outbuilding Total						6,834
Acpt Land		70,000	Accepted Bldg		33,500	Total 103,500

Pembroke
Name: MILLER,JEANNETTE D.

Valuation Report

08/25/2014

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Map/Lot:

011-028

Location:

AYERS JCT RD

Account: 756 Card: 1 of 1

Neighborhood 11 Route 214

Sale Data	
Sale Date	08/01/1995
Sale Price	0
Sale Type	Land Only
Financing	
Verified	
Validity	Related Parties

Zoning/Use Rural
Topography Rolling
Utilities None
Street Paved

Reference 1 B2022P162 (LIFE ESTATE) 08/95

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
11.00	Acres-Rear Land 3 = 201+	245.00	2,695	100%		2,695
Total Acres 11.00				Land Total		2,695
Accpt Land		2,700	Accepted Bldg	0	Total	2,700

Pembroke
Name: MILLER,SCOTT A

Valuation Report

08/25/2014

Page 617

Map/Lot:

007-018

Account: 618 Card: 1 of 1

Location:

78 US RTE 1

Neighborhood 10 Route 1

Zoning/Use Residential 1
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data	
Sale Date	10/01/1997
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

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
27.80	Acres-Rear Land 1 =<100	500.00	13,900	100%		13,900
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 28.80 Land Total						34,900

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	408 Sqft	Grade C 100	Base	55,499
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	-204
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	625
Attic	None			Attic	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	1945	Old Type	Old Type	Below Average	Typical	55,920	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		40%	90%	100%	20,131

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1 & 3/4 Story Fr	1890	221	C 100	9,279	Avg-	40%	100%	100%	3,712
Frame Shed	1890	260	D 100	3,940	Fair	30%	100%	100%	1,182
Stable w/Loft	1890	840	D 100	13,110	Avg-	40%	100%	100%	5,244
Outbuilding Total									10,138

Acpt Land

34,900

Accepted Bldg

30,300

Total

65,200

Pembroke
Name: MILLER,THOMAS

Valuation Report

08/25/2014
Page 618
013-054+055
1137 RIDGE RD

Account: 880 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 18 Robbinston Ridge

Zoning/Use Residential 1
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
1.00	Acres-Rear Land 1 =<100	500.00	500	100%		500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
50.00	Acres-Rear Land 1 =<100	500.00	25,000	100%		25,000
23.00	Acres-Rear Land 2 = 101-200	350.00	8,050	100%		8,050
Total Acres 75.00 Land Total						54,550

Dwelling Description

Replacement Cost New

Conventional	Two Story	320 Sqft	Grade C 85	Base	45,020
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	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
1981	0	Typical	Typical	Below Average	Inadeq.	45,020
Functional Obsolescence						Value(Rcnd)
None		None		Phys. % 71%	Func. % 95%	30,366

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
One Story Frame	1981	320	C 85	8,042	Avq-	71%	100%	100%	5,710
Unfin Basement	1981	320	C 85	4,950	Avq-	71%	100%	100%	3,514
One Story Frame	1984	120	C 85	3,016	Avq-	71%	100%	100%	2,141
Encl Frame Porch	1984	108	C 85	2,212	Avq-	71%	90%	100%	1,414
Frame Garage	1984	576	C 85	8,098	Avq-	71%	100%	100%	5,750
Unfinished Attic	1984	480	C 85	2,047	Avq-	71%	100%	100%	1,453
2S Encl Fr Porch	1991	110	C 85	3,310	Avq-	71%	75%	100%	1,762
Frame Shed	1995	144	C 85	2,674	Avq-	71%	100%	100%	1,899
Wood Deck	1995	180	C 85	1,005	Poor	64%	100%	100%	643
Outbuilding Total									24,286

Accpt Land	54,600	Accepted Bldg	54,700	Total	109,300
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Pembroke
Name: MILLER,THOMAS

Valuation Report

08/25/2014

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Map/Lot:

013-056

Location:

STATION RD

Account: 883 Card: 1 of 1

Neighborhood 19 South Meadow Rd

Sale Data	
Sale Date	04/01/2000
Sale Price	95,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Partial Interest

Zoning/Use Rural
Topography Rolling
Utilities None
Street Gravel

Reference 1 B2418P186 04/00

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 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)	7,000.00	7,000	25%	Topoqraphy	1,750
0.60	Acres-Rear Land 1 =<100	500.00	300	25%	Topoqraphy	75
Total Acres 1.60					Land Total	1,825

Accpt Land	1,800	Accepted Bldg	0	Total	1,800
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Pembroke
Name: MILLETTE, ALLEN J

Valuation Report

08/25/2014

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Map/Lot:

013-053

Location:

RIDGE RD

Account: 879 Card: 1 of 1

Neighborhood 18 Robbinston Ridge

Sale Data	
Sale Date	09/29/2010
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
35.00	Acres-Rear Land 1 =<100	500.00	17,500	100%		17,500
Total Acres 35.00				Land Total		17,500
Accpt Land		17,500	Accepted Bldg	0	Total	17,500

Pembroke
Name: MITCHELL, SABATIS S & ANGELINA T

Valuation Report

08/25/2014

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005-010-005

Map/Lot:

Location:

Account: 941 Card: 1 of 1

Neighborhood 2 Leighton Pt Rd

Zoning/Use Residential 1
Topography Rolling
Utilities Dug WellSeptic System
Street Semi-Improved

Sale Data	
Sale Date	08/20/2012
Sale Price	6,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,000.00	25,000	100%		25,000
4.37	Acres-Rear Land 1 =<100	500.00	2,185	100%		2,185
Total Acres 5.37				Land Total		27,185
Accpt Land		27,200	Accepted Bldg	0	Total	27,200

Pembroke
Name: MOODY, JONATHAN C & MAUREEN M

Valuation Report

08/25/2014

Page 622

Map/Lot:

005-008-001

Location:

LEIGHTON PT RD

Account: 1055 Card: 1 of 1

Neighborhood 2 Leighton Pt Rd

Sale Data	
Sale Date	11/15/2007
Sale Price	70,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
39.90	Acres-Rear Land 1 =<100	500.00	19,950	100%		19,950
1.00	Acres-Baselot (Fract)	7,000.00	7,000	100%		7,000
Total Acres 40.90				Land Total		26,950

Accpt Land	27,000	Accepted Bldg	0	Total	27,000
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Pembroke

Valuation Report

08/25/2014

Name: MOODY, MICHAEL & ANNE

Page 623

MOODY, NANCY E & MACK E

Map/Lot:

001-018

Account: 232 Card: 1 of 1

Location:

810 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 5 19 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Deep Ocean	440.00	88,000	100%		88,000
100 X 220	\$/FF -Deep Ocean	440.00	44,000	75%	Excess Frt	33,000
1.00	Acres-Homesite (Fract)	25,000.00	25,000	100%		25,000
9.70	Acres-Rear Land 1 =<100	500.00	4,850	75%		3,638
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 12.22						Land Total 155,638

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	840 Sqft	Grade C 100	Base	75,162
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Wood Shingles	Roof	714
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-420
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,250
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,500
Insulation	Minimal			Insulation	-756
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1810	1980	Old Type	Typical	Below Average	Typical	78,450
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	40%	95%	100%	29,811	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Encl Frame Porch	1980	81	C 100	2,216	Avq-	40%	100%	100%	886
Res. Greenhouse	1980	96	C 100	4,740	Avq-	40%	100%	100%	1,896
One Story Frame	1980	198	C 100	5,855	Avq-	40%	100%	100%	2,342
One Story Frame	1980	414	C 100	12,242	Avq-	40%	100%	100%	4,897
Frame Shed	1972	609	C 100	9,799	Avq-	40%	100%	100%	3,920
Stable w/Loft	1980	336	E 100	4,318	Fair	64%	100%	100%	2,764
Frame Shed	1950	49	E 50	447	Fair	43%	100%	100%	192
Outbuilding Total									16,897

Acpt Land

155,600

Accepted Bldg

46,700

Total

202,300

Pembroke
Name: MOORE JR, ROBERT

Valuation Report

08/25/2014

Page 624

Map/Lot:

012-029

Account: 817 Card: 1 of 1

Location:

AYERS JCT RD

Neighborhood 11 Route 214

Sale Data

Sale Date 06/01/1995
Sale Price 6,000
Sale Type Land Only
Financing
Verified
Validity Arms Length Sale

Zoning/Use Rural
Topography Rolling
Utilities None
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
11.00	Acres-Rear Land 1 =<100	500.00	5,500	100%		5,500
Total Acres 11.00				Land Total		5,500
Accpt Land		5,500	Accepted Bldg	0	Total	5,500

Pembroke
Name: MOORE, JAMES G

Valuation Report

08/25/2014

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Map/Lot:

017-006

Account: 306 Card: 1 of 1

Location:

34 LITTLE FALLS RD

Neighborhood 13 Little Falls Rd

Zoning/Use Residential 1
Topography Level
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 07/17/2009
Sale Price 76,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	15,000.00	10,174	100%		10,173
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.46						Land Total 16,173

Dwelling Description

Replacement Cost New

Conventional	One Story	795 Sqft	Grade C 100	Base	53,581
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Crawl	Basement	-2,990
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	1,875
Attic	1/4 Finished			Attic	4,186
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	Modern	Modern	Average	Typical	56,652
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		92%	100%	100%
						Value(Rcnld)
						52,120

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2006	84	C 100	645	Avq.	92%	100%	100%	593
Open Frame Porch	2006	200	C 100	2,374	Avq.	92%	100%	100%	2,184
Frame Shed	2006	96	C 100	2,458	Avq.	92%	100%	100%	2,261
Frame Garage	2009	576	B 100	11,623	Avq+	94%	100%	100%	10,926
Outbuilding Total									15,964

Accpt Land

16,200

Accepted Bldg

68,100

Total

84,300

Pembroke
Name: MOORE,BRIAN W.

Valuation Report

08/25/2014
Page 626
008-014-001
320 US RTE 1

Account: 996 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 10 Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B1869P276

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15.000	100%		15.000
10.00	Acres-Rear Land 1 =<100	500.00	5.000	100%		5.000
2.00	# -Lot Improvements	3,000.00	6.000	100%		6.000
Total Acres 11.00 Land Total						26,000

Dwelling Description

Replacement Cost New

Ranch	One Story	1,040 Sqft	Grade C 100	Base	62,758
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	-8,676
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	1,875
Attic	None			Attic	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	55,957
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		85%	100% 100%	47,563

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2000	128	C 100	892	Avq.	85%	100%	100%	758
Frame Garage	2000	1120	D 110	14,721	Avq.	89%	100%	100%	13,102
Outbuilding Total									13,860

Acpt Land

26,000

Accepted Bldg

61,400

Total

87,400

Pembroke
Name: MOORE,HOWARD ROBERT

Valuation Report

08/25/2014

Page 627

Map/Lot:

015-066

Account: 176 Card: 1 of 1

Location:

367 OLD COUNTY RD

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1 B1188P084

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	15,000.00	12,990	100%		12,990
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.75					Land Total	18,990

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	544 Sqft	Grade D 100	Base	49,268
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-223
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-1,004
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-401
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	Old Type	Obsolete	Below Average	Typical	47,640
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	40%	86%	100%	16,388	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1850	160	D 100	3,879	Avq-	40%	100%	100%	1,552
Encl Frame Porch	1850	240	D 100	3,683	Avq-	40%	100%	100%	1,473
Frame Garaqe	1850	400	D 100	6,010	Fair	30%	100%	100%	1,803
Outbuilding Total									4,828

Acpt Land

19,000

Accepted Bldg

21,200

Total

40,200

Pembroke
Name: MOORES, SUSAN M

Valuation Report

08/25/2014

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Map/Lot:

017-043

Account: 336 Card: 1 of 1

Location:

45 FRONT ST

Neighborhood 23 Mill Street

Sale Data	
Sale Date	07/01/1999
Sale Price	33,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential 1
Topography Above Street
Utilities Drilled WellNone
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.54	Acres-Homesite (Fract)	15,000.00	11,023	100%		11,023
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.54						Land Total 17,023

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	352 Sqft	Grade C 100	Base	52,520
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-176
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	Capped Only			Insulation	-277
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Average	Typical	52,067
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		50%	95%	100%
						Value(Rcnld) 24,732

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 3/4 Story Fr	1900	264	C 100	11.084	Avq.	50%	100%	100%	5,542
Open Frame Porch	1900	132	C 100	1.638	Avq.	50%	100%	100%	819
Frame Shed	1900	192	D 100	3.142	Fair	30%	100%	100%	943
Outbuilding Total									7,304

Acpt Land

17,000

Accepted Bldg

32,000 Total

49,000

Pembroke
Name: MOREY,DANA & MADELINE

Valuation Report

08/25/2014

Page 629

Map/Lot:

008-033

Account: 668 Card: 1 of 1

Location:

162 AYERS JCT RD

Neighborhood 11 Route 214

Zoning/Use Residential 1
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data	
Sale Date	04/09/2004
Sale Price	35,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B2419P201 04/00

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
19.00	Acres-Rear Land 1 =<100	500.00	9,500	100%		9,500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 20.00						Land Total 30,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
14Mobile Home	1976	14X66	D 100	24.181	Fair	28%	100%	100%	6,771
A-Roof.....	1980	924	D 100	1.432	Poor	54%	100%	100%	773
Encl Frame Porch	1980	80	E 100	1,100	Poor	54%	100%	100%	594
Wood Deck	1980	168	E 100	557	Poor	54%	100%	100%	301
One Story Frame	1980	160	D 100	3,879	Fair	64%	100%	100%	2,483
Frame Shed	1980	192	E 100	1,915	Poor	54%	100%	100%	1,034
Outbuilding Total									11,956

Acpt Land

30,500

Accepted Bldg

12,000

Total

42,500

Pembroke

Valuation Report

08/25/2014

Name: MORGAN, JANE M

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SHANNON, JO MARIE;MORGAN, GREGORY

Map/Lot:

005-031

Account: 532 Card: 1 of 1

Location:

7 BRICKYARD RD

Neighborhood 2 Leighton Pt Rd

Zoning/Use Residential 1
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 1 19 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	25,000.00	35,355	140%		49,497
50.00	Acres-Rear Land 1 =<100	500.00	25,000	100%		25,000
10.00	Acres-Rear Land 2 = 101-200	350.00	3,500	100%		3,500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 62.00						Land Total 83,997

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	512 Sqft	Grade D 110	Base	55,050
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	-231
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1875	0	Typical	Typical	Good	Typical	54,819
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	70%	100%	100%	38,373	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Stable w/Loft	1875	720	D 100	11,675	Avq-	40%	100%	100%	4,670
Frame Shed	1875	576	D 100	7,648	Fair	30%	100%	100%	2,294
1 & 1/2 Story Fr	1875	468	D 110	16,974	Good	70%	100%	100%	11,882
Open Frame Porch	1875	30	D 110	482	Good	70%	100%	100%	337
Open Frame Porch	1875	30	D 110	482	Good	70%	100%	100%	337
Frame Shed	1875	221	D 100	3,483	Avq-	40%	90%	100%	1,254
Outbuilding Total									20,774

Acpt Land

84,000

Accepted Bldg

59,100

Total

143,100

Pembroke
Name: MORGAN, FRANK C

Valuation Report

08/25/2014

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Map/Lot:

005-032

Account: 534 Card: 1 of 1

Location:

LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Zoning/Use Shore
Topography Below Street
Utilities None
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	75%	Excess Frt	49,500
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	50%	Excess Frt	33,000
410 X 220	\$/FF -Tidal Ocean	330.00	135,300	15%	Excess Frt	20,295
2.00	Acres-Rear Land 1 =<100	500.00	1,000	100%		1,000
Total Acres 7.10				Land Total		169,795
Acpt Land		169,800	Accepted Bldg		0	Total
						169,800

Pembroke
Name: MORGAN, FRANK C

Valuation Report

08/25/2014

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Map/Lot:

014-109

Account: 1077 Card: 1 of 1

Location:

LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Zoning/Use Shore
Topography Below Street
Utilities None
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
070 X 220	\$/FF -Tidal Ocean	330.00	23,100	75%	Excess Frt	17,325
2.14	Acres-Rear Land 1 =<100	500.00	1,070	100%		1,070
Total Acres 3.50				Land Total		84,395
Accpt Land		84,400	Accepted Bldg		0	Total
						84,400

Pembroke

Valuation Report

08/25/2014

Name: MORGAN, RONALD L - TRUSTEE

Page 633

RLM LIVING TRUST

Map/Lot:

017-012

Account: 312 Card: 1 of 1

Location:

70 LITTLE FALLS RD

Neighborhood 13 Little Falls Rd

Sale Data	
Sale Date	12/03/2013
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use	Residential 1
Topography	Above Street
Utilities	Dug WellSeptic System
Street	Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
12.30	Acres-Rear Land 1 =<100	500.00	6,150	100%		6,150
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 13.30						Land Total 25,950

Dwelling Description

Replacement Cost New

Conventional	One Story	756 Sqft	Grade D 110	Base	44,661
Exterior	Single Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-5,253
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,364
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	511
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1997	0	Typical	Typical	Average	Typical	38,555			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
Incomplete	None	87%	85%	100%	28,511				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1997	308	D 100	5,067	Fair	75%	90%	100%	3,420
Outbuilding Total									3,420
Acpt Land		26,000		Accepted Bldg		31,900		Total	57,900

Pembroke
Name: MORGAN, RONALD L - TRUSTEE

Valuation Report

08/25/2014

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Map/Lot:

017-012-001

Account: 1059 Card: 1 of 1

Location:

78 LITTLE FALLS RD

Neighborhood 13 Little Falls Rd

Zoning/Use Residential 1
Topography Above Street
Utilities Dug WellSeptic System
Street Semi-Improved

Sale Data	
Sale Date	12/03/2013
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

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
2.00	# -Lot Improvements	3,000.00	6,000	60%		3,600
2.60	Acres-Rear Land 1 =<100	500.00	1,300	100%		1,300
Total Acres 3.60					Land Total	25,900

Acpt Land	25,900	Accepted Bldg	0	Total	25,900
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Pembroke
Name: MORGAN,BRUCE D

Valuation Report

08/25/2014

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Map/Lot:

005-031-001

Account: 533 Card: 1 of 1

Location:

139 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Zoning/Use Residential 1
Topography Above Street
Utilities Dug WellSeptic System
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,000.00	25,000	100%		25,000
19.00	Acres-Rear Land 1 =<100	500.00	9,500	100%		9,500
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 20.00						Land Total 39,300

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,200 Sqft	Grade C 110	Base	102,853
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,063
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1983	0	Typical	Typical	Above Average	Typical	104,916	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		83%	95%	100%	82,726

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1985	768	C 100	11,924	Avq.	80%	100%	100%	9,539
Unfinished Attic	1985	240	D 100	1,561	Avq.	80%	100%	100%	1,249
Open Frame Porch	1983	280	C 110	3,563	Avq+	83%	100%	100%	2,957
Wood Deck	1983	298	C 110	2,029	Avq+	83%	100%	100%	1,684
Frame Garage	1990	650	C 100	10,451	Avq.	83%	90%	100%	7,807
Finished Attic	1995	650	C 100	12,215	Avq.	86%	100%	100%	10,505
Frame Garage	1992	960	C 100	14,322	Avq.	84%	90%	100%	10,827
Outbuilding Total									44,568

Acpt Land

39,300

Accepted Bldg

127,300

Total

166,600

Pembroke
Name: MORGAN,JENNIFER

Valuation Report

08/25/2014
Page 636
013-042-00A
1420 RIDGE RD

Account: 867 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 18 Robbinston Ridge

Zoning/Use Residential 1
Topography Level
Utilities Septic System
Street Semi-Improved

Sale Data
Sale Date 07/01/2002
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
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
2.85	Acres-Rear Land 1 =<100	500.00	1,425	100%		1,425
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 3.85						Land Total 19,425

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
28Mobile Home..	1993	28X56	C 110	73.891	Avg.	46%	100%	100%	33,620
Concrete Slab...	1993	1568	C 100	2,195	Avg.	85%	100%	100%	1,866
Outbuilding Total									35,486
Acpt Land		19,400	Accepted Bldg		35,500	Total		54,900	

Pembroke

Valuation Report

08/25/2014

Name: MORGAN, RONALD LEE & NIMA MOGHADDAS

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RONALD & NIMA

Map/Lot:

008-024

Account: 660 Card: 1 of 1

Location:

12 MORGAN RD

Neighborhood 10 Route 1

Sale Data

Sale Date 06/01/1994
 Sale Price 15,000
 Sale Type Land Only
 Financing Unknown
 Verified Other Source
 Validity Arms Length Sale

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

Reference 1 B2089P245 06/94

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
27.00	Acres-Rear Land 1 =<100	500.00	13,500	100%		13,500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 28.00						Land Total 34,500

Dwelling Description**Replacement Cost New**

Conventional	One Story	1,368 Sqft	Grade AA100	Base	194,180
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-5	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	476 Sqft, Grade B	Basement Gar	None	Fin Bsmt	5,110
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,801
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,219
Attic	None			Attic	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	1999	Typical	Typical	Very Good	Typical	206,310			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	91%	100%	100%	187,742				
Outbuildings/Additions/Improvements					Percent Good	Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1996	1450	AA100	45,993	V.G.	91%	100%	100%	41,854
Wood Deck	1998	748	AA100	9,818	V.G.	91%	100%	100%	8,934
Natatorium	2002	1216	AA100	72,778	V.G.	91%	100%	100%	66,228
Swimming Pool	2002	400	AA100	18,900	V.G.	91%	100%	100%	17,199
Frame Shed	2002	96	AA100	5,531	V.G.	91%	100%	100%	5,033
One Story Frame	2002	200	AA100	13,306	V.G.	91%	100%	100%	12,108
						Outbuilding Total			151,356
Acpt Land		34,500	Accepted Bldg		339,100	Total		373,600	

Pembroke
Name: MORGAN,SUSAN

Valuation Report

08/25/2014

Page 638

Map/Lot:

016-024

Account: 1062 Card: 1 of 1

Location:

US RTE 1

Neighborhood 10 Route 1

Zoning/Use Commercial
Topography Rolling
Utilities None
Street Paved

Reference 1 B0918P131 03/76

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 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)	7,000.00	7,000	90%	Vacancy	6,300
9.00	Acres-Rear Land 1 =<100	500.00	4,500	100%		4,500
Total Acres 10.00			Land Total			10,800
Accpt Land		10,800	Accepted Bldg		0	Total
						10,800

Pembroke
Name: MORGANS IRVING

Valuation Report

08/25/2014
Page 639
014-018
467 US RTE 1

Account: 950 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 10 Route 1

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

Reference 1
Reference 2 SWITCH TO CMML
Tran/Land/Bldg 3 2 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

				Land Description					
Units	Method - Description			Price/Unit	Total	Fctr	Influence		Value
0.92	Acres-Commercial Lot			28,000.00	25,760	100%			25,760
2.00	#	-Lot Improvements		3,000.00	6,000	100%			6,000
Total Acres 0.92				Land Total					31,760
Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Commercial.....	1994			----	SOUND	VALUE	----		116,100
Commercial.....	1970			----	SOUND	VALUE	----		135,000
Commercial.....	1998			----	SOUND	VALUE	----		41,600
Outbuilding Total									292,700
Accpt Land		31,800		Accepted Bldg		292,700		Total	324,500

Pembroke
Name: MORIN,SANDRA & J ARTHUR

Valuation Report

08/25/2014

Page 640

Map/Lot:

008-027

Account: 662 Card: 1 of 1

Location:

179 US RTE 1

Neighborhood 10 Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities Dug WellSeptic System
Street Paved

Sale Data
Sale Date 05/01/1998
Sale Price 20,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B2245P098 05/98

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
14.00	Acres-Rear Land 1 =<100	500.00	7,000	100%		7,000
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 15.00						Land Total 26,800

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	616 Sqft	Grade C 100	Base	66,563
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-308
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-647
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	1940	Typical	Typical	Average	Typical	65,608
Functional Obsolescence						Value(Rcnld)
None		None		Phys. % 50%	Func. % 95%	31,164

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1840	345	C 100	13,871	Avq.	50%	100%	100%		6,936
Outbuilding Total										6,936

Acpt Land

26,800

Accepted Bldg

38,100

Total

64,900

Pembroke
Name: MORSE JR, ROBERT E

Valuation Report

08/25/2014

Page 641

Map/Lot:

012-014-006

Location:

8 SMALLS PL

Account: 1018 Card: 1 of 1

Neighborhood 11 Route 214

Zoning/Use Rural
Topography Rolling
Utilities None
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
3.20	Acres-Rear Land 1 =<100	500.00	1,600	100%		1,600
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.20						Land Total 22,600

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1991	196	E 100	1,945	Fair	71%	70%	100%	967
Outbuilding Total									967
Accpt Land		22,600	Accepted Bldg		1,000	Total			23,600

Pembroke
Name: MORSE JR, SWALLOW & WILLARD

Valuation Report

08/25/2014

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Map/Lot:

006-025

Location:

HERSEY RD

Account: 570 Card: 1 of 1

Neighborhood 9 Centennial Rd

Zoning/Use Shore
Topography Rolling
Utilities None
Street Gravel

Sale Data	
Sale Date	07/16/2004
Sale Price	215,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Partial Interest

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
1.80	Acres-Rear Land 1 =<100	500.00	900	100%		900
Total Acres 2.81				Land Total		66,900

Accpt Land

66,900

Accepted Bldg

0 **Total**

66,900

Pembroke

Valuation Report

08/25/2014

Name: MORSE JR, WILLARD

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SWALLOW, HELEN A

Map/Lot:

006-038

Account: 586 Card: 1 of 1

Location:

292 HERSEY RD

Neighborhood 9 Centennial Rd

Sale Data

Sale Date 07/16/2004
 Sale Price 215,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Partial Interest

Zoning/Use Residential 1
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	95%		14,250
3.00	Acres-Rear Land 1 =<100	500.00	1,500	100%		1,500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.00						Land Total 21,750

Dwelling Description**Replacement Cost New**

Conventional	One & 1/2 Story	567 Sqft	Grade D 110	Base		55,251
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	Wet 1/4 Bmt	Basement		-2,156
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	85% Forced Warm	Cooling	0% None	Heat		-345
Rooms	7					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	None			Insulation		-767
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1875	1930	Old Type	Old Type	Average	Typical	51,983
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		50%	86% 100%	22,353

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1875	308	D 110	11,171	Avq.	50%	100%	100%	5,586
Unfin Basement	1875	308	D 110	5,184	Avq.	50%	100%	100%	2,592
Encl Frame Porch	1875	198	D 110	3,510	Avq.	50%	100%	100%	1,755
Frame Shed	1875	88	D 100	1,922	Avq.	40%	90%	100%	692
Stable w/Loft	1875	432	D 100	8,229	Fair	30%	90%	100%	2,222
Frame Shed	1875	180	E 100	1,831	Fair	30%	90%	100%	494
Outbuilding Total									13,341

Acpt Land

21,800

Accepted Bldg

35,700

Total

57,500

Valuation Report

08/25/2014

Page 644

Map/Lot:

008-014

Account: 648 Card: 1 of 1

Location:

326 US RTE 1

Neighborhood 10 Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 07/01/1995
Sale Price 60,000
Sale Type Land & Buildings
Financing Unknown
Verified
Validity Related Parties

Reference 1 B2015P125 07/95

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
39.00	Acres-Rear Land 1 =<100	500.00	19,500	100%		19,500
2.50	Acres-Rear Land 2 = 101-200	350.00	875	100%		875
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 42.50						Land Total 41,375

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	616 Sqft	Grade D 110	Base	60,040
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-278
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	Capped Only			Insulation	-438
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1921	0	Typical	Typical	Average	Typical	59,324
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		50%	100%	100%
						Value(Rcnld)
						29,662

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1921	345	D 110	12,513	Avq.	50%	100%	100%		6,256
One Story Frame	1921	42	D 110	1,120	Avq.	50%	100%	100%		560
Open Frame Porch	1921	105	D 110	1,215	Avq.	50%	100%	100%		608
Frame Shed	1921	795	D 100	10,217	Avq-	40%	90%	100%		3,678
Frame Shed	1921	640	E 100	5,121	Avq-	40%	100%	100%		2,048
Frame Shed	1994	560	E 100	4,549	Avq-	79%	90%	100%		3,235
Outbuilding Total										16,385

Acpt Land

41,400

Accepted Bldg

46,000

Total

87,400

Pembroke
Name: MULLEAVEY, MICHAEL J

Valuation Report

08/25/2014

Page 645

Map/Lot:

008-019&010-007

Account: 654 Card: 1 of 1

Location:

240 US RTE 1

Neighborhood 10 Route 1
Tree Growth 1983
Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 11/01/1995
Sale Price 27,350
Sale Type Land & Buildings
Financing
Verified
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 2011 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
11.00	Acres-Rear Land 1 =<100	500.00	5,500	100%		5,500
137.00	Acres-Mixed Wood	126.00	17,262	100%		17,262
6.00	Acres-Softwood	122.00	732	100%		732
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
2.00	Acres-Class 2 Roads	1,500.00	3,000	100%		3,000
5.00	Acres-Waste-Wet Land	50.00	250	100%		250
Total Acres 162.00 Land Total						47,744

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	616 Sqft	Grade D 110	Base	60,040
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	Crawl	Basement	-2,652
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-1,459
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,128
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,255
Insulation	Minimal			Insulation	-583
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	1985	Old Type	Old Type	Average	Typical	58,729
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		50%	90% 100%	26,428

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1840	416	D 110	15.088	Avq.	50%	100%	100%	7,544
Encl Frame Porch	1840	64	D 110	1.778	Avq.	50%	100%	100%	889
Frame Garage	1985	440	C 100	7.827	Avq.	80%	100%	100%	6,262
Frame Shed	1985	200	D 100	3.237	Avq.	74%	90%	100%	2,156
Frame Shed	1840	300	E 50	1.344	Poor	20%	100%	100%	269
Outbuilding Total									17,120

Acpt Land

47,700

Accepted Bldg

43,500

Total

91,200

Pembroke

Valuation Report

08/25/2014

Name: MURPHY, HELENA GANNON, PERS REP

Page 646

DEVOLA, DEVISEES OF LUCILLE S

Map/Lot:

017-019

Account: 320 Card: 1 of 1

Location:

65 LITTLE FALLS RD

Neighborhood 13 Little Falls Rd

Zoning/Use Shore
 Topography Below Street
 Utilities Dug WellSeptic System
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 140	\$/FF -River Front	77.00	12,285	100%		12,285
145 X 140	\$/FF -River Front	77.00	8,907	75%	Excess Frt	6,680
1.00	# -Lot Improvements	2,100.00	2,100	100%		2,100
1.00	# -Lot Improvements	2,100.00	2,100	60%		1,260
Total Acres 1.11					Land Total	22,325

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	522 Sqft	Grade D 110	Base	53,183
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-235
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-1,059
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	-706
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Old Type	Old Type	Fair	Typical	51,183
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		30%	86%	100%
						Value(Rcnld)
						13,205

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1900	33	D 110	881	Fair	30%	100%	100%	264
One Story Frame	1900	220	D 110	5,867	Fair	30%	100%	100%	1,760
Encl Frame Porch	1900	140	D 110	2,761	Fair	30%	100%	100%	828
Frame Shed	1900								0
				----- S O U N D V A L U E -----					
								Outbuilding Total	2,852

Acpt Land

22,300

Accepted Bldg

16,100

Total

38,400

Pembroke

Valuation Report

08/25/2014

Name: MURPHY, HELENA GANNON

Page 647

PERSONAL REPRESENTATIVE

Map/Lot:

017-020

Account: 321 Card: 1 of 1

Location:

61 LITTLE FALLS RD

Neighborhood 13 Little Falls Rd

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
110 X 120	\$/FF -River Front	77.00	6,256	100%		6,256
1.00	# -Lot Improvements	2,100.00	2,100	100%		2,100
1.00	# -Lot Improvements	2,100.00	2,100	60%		1,260
Total Acres 0.30					Land Total	9,616

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	522 Sqft	Grade D 100	Base	50,482
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	-799
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-3,068
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-512
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-749
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Old Type	Old Type	Fair	Typical	45,354
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		30%	86% 100%	11,701

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Encl Frame Porch	1900	380	E 100	3,248	Poor	20%	100%	100%		650
One Story Frame	1900	96	D 100	2,328	Fair	30%	100%	100%		698
Outbuilding Total										1,348

Acpt Land

9,600

Accepted Bldg

13,000

Total

22,600

Pembroke
Name: MURRAY, DALLAS K & KENDRA H

Valuation Report

08/25/2014

Page 648

Map/Lot:

011-016

Account: 746 Card: 1 of 1

Location:

231 LITTLE FALLS RD

Neighborhood 13 Little Falls Rd

Zoning/Use Residential 1
Topography Below Street
Utilities None
Street Paved

Sale Data	
Sale Date	02/14/2006
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

TG Update/Year.. 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)		7,000.00	7,000	100%	Topography	7,000
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 1.00						Land Total	11,800
Acpt Land			11,800	Accepted Bldg		0	Total
							11,800

Pembroke
Name: MURRAY, JOHN W

Valuation Report

08/25/2014

Page 649

Map/Lot:

011-055

Account: 787 Card: 1 of 1

Location:

EAST RIVER RD

Neighborhood 16 East River Rd

Zoning/Use Shore
Topography Below Street
Utilities None
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
150 X 125	\$/FF -River Front	77.00	8,706	25%		2,177
Total Acres 0.43				Land Total		2,177
Accpt Land		2,200	Accepted Bldg	0	Total	2,200

Pembroke
Name: MURRAY,CHRISTINE

Valuation Report

08/25/2014

Page 650

Map/Lot:

011-016-A

Account: 1030 Card: 1 of 1

Location:

229 LITTLE FALLS RD

Neighborhood 13 Little Falls Rd

Zoning/Use Shore
Topography Rolling
Utilities NoneNone
Street Semi-Improved

Sale Data
Sale Date 08/01/1996
Sale Price 0
Sale Type Buildings Only
Financing
Verified
Validity Other Non Valid

Reference 1
Reference 2 UNF HOUSE
Tran/Land/Bldg 3 1 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 Land Schedule 1

Dwelling Description				Replacement Cost New	
Conventional	One Story	728 Sqft	Grade D 100	Base	41,878
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	-5,669
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,194
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	728	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Unimpr. Living Area		NONE		Dwelling Condition		Uniminished		0
Built	Renovated	Kitchens	Baths	Condition	Layout		Total	
2011	0	Typical	Typical	Average	Typical		35,015	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete		None		95%	85%	100%	28,275	
Accpt Land			0	Accepted Bldg		28,300	Total	28,300

Pembroke
Name: MURRAY,EDWARD

Valuation Report

08/25/2014

Page 651

Map/Lot:

014-059-A

Account: 1075 Card: 1 of 1

Location:

186 HARDY POINT RD

Neighborhood 12 Old Route 1

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12Mobile Home	1970	12X64	D 100	20,225	Avq.	40%	100%	100%	8,090
						Outbuilding Total			8,090
Accpt Land			0	Accepted Bldg		8,100	Total		8,100

Pembroke
Name: MURRAY,EDWARD L & LEONARD

Valuation Report

08/25/2014

Page 652

Map/Lot:

014-059&059-001

Account: 58 Card: 1 of 1

Location:

186 HARDY POINT RD

Neighborhood 12 Old Route 1

Sale Data	
Sale Date	04/09/2003
Sale Price	7,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

Reference 1 B2729P025

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.50	Acres-Rear Land 1 =<100	500.00	250	100%		250
3.00	# -Lot Improvements	3,000.00	9,000	100%		9,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 1.50			Land Total			26,050

Accpt Land	26,100	Accepted Bldg	0	Total	26,100
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Pembroke
Name: MURRAY,LEONARD & RUTH

Valuation Report

08/25/2014

Page 653

Map/Lot:

014-059-B

Account: 1056 Card: 1 of 1

Location:

186 HARDY PT RD

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	1993	14X66	C 100	28,372	Avq.	46%	100%	100%	12,909
Frame Shed	2003	192	D 100	3,142	Avq.	91%	100%	100%	2,859
Outbuilding Total									15,768
Acpt Land			0	Accepted Bldg			15,800	Total	15,800

Pembroke
Name: MURRAY,SHEILA & DAVID

Valuation Report

08/25/2014

Page 654

Map/Lot:

008-001-002

Account: 635 Card: 1 of 1

Location:

101 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1 LIFE ESTATE/SCOTT BREADY

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	Acres-Homesite (Fract)	25,000.00	20,917	100%		20,917
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.70				Land Total		26,917

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	525 Sqft	Grade D 100	Base	48,474
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	None	Basement	-4,233
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	85% Forced Warm	Cooling	0% None	Heat	-291
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	-291
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Typical	Typical	Below Average	Typical	43,659
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	40%	100%	100%	17,464	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1890	300	D 100	7,274	Avq-	40%	100%	100%	2,910
Unfin Basement	1890	300	D 100	4,670	Avq-	40%	100%	100%	1,868
Frame Shed	1890	208	D 100	3,331	Fair	30%	100%	100%	999
Wood Deck	1993	140	C 100	959	Avq.	85%	100%	100%	815
Frame Shed	1997	120	E 100	1,400	Avq.	87%	100%	100%	1,218
Outbuilding Total									7,810

Acpt Land

26,900

Accepted Bldg

25,300 Total

52,200

Pembroke
Name: MURRAY,WILLIAM JOSEPH & MARY J

Valuation Report

08/25/2014
Page 655
016-008
AYERS JCT RD

Account: 185 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 11 Route 214

Zoning/Use Residential 1
Topography Above Street
Utilities NoneNone
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1920	1240	D 100	14,610	Avq-	40%	100%	100%	5,844
Outbuilding Total									5,844
Acpt Land			0	Accepted Bldg			5,800	Total	5,800

Valuation Report

08/25/2014

Page 656

Map/Lot:

016-009

Account: 186 Card: 1 of 1

Location:

70 AYERS JCT RD

Neighborhood 11 Route 214

Zoning/Use Residential 1
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 10/01/1990
Sale Price 38,500
Sale Type Land & Buildings
Financing Unknown
Verified Other Source
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 6 19 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.90	Acres-Rear Land 1 =<100	500.00	450	100%		450
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.90						21,450

Dwelling Description				Replacement Cost New	
Other	One Story	819 Sqft	Grade D 110	Base	49,141
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	-6,699
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-3,118
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	-443
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	1980	Typical	Typical	Average	Typical	38,881
Functional Obsolescence						Value(Rcnld)
None		None		Phys. % 50%	Func. % 100%	19,440
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
One Story Frame	1980	552	C 100	16.321	Avq.	12,730
Outbuilding Total						12,730
Acpt Land		21,500	Accepted Bldg		32,200	Total 53,700

Pembroke
Name: NADEAU, PAUL T

Valuation Report

08/25/2014

Page 1

Map/Lot:

011-050

Account: 780 Card: 1 of 1

Location:

139 EAST RIVER RD

Neighborhood 16 East River Rd

Sale Data	
Sale Date	06/01/1993
Sale Price	3,500
Sale Type	Land Only
Financing	Unknown
Verified	.....
Validity	Related Parties

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

Reference 1
Reference 2 UNF HOUSE
Tran/Land/Bldg 3 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
34.00	Acres-Rear Land 1 =<100	500.00	17,000	100%		17,000
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 35.00 Land Total						38,000

Dwelling Description

Replacement Cost New

Conventional	One Story	1,008 Sqft	Grade C 100	Base	61,560
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	917
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
2013	0	Modern	Modern	Average	Typical	62,477
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		None		95%	95%	100%

Outbuildings/Additions/Improvements				Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Rcnld
Wood Deck	2013	50	C 100	455	Avq.	95%	432
Wood Deck	2013	204	C 100	1,317	Avq.	95%	1,251
Frame Shed	2013	96	E 100	1,229	Avq.	95%	934

Outbuilding Total 2,617

Acpt Land

38,000

Accepted Bldg

59,000

Total

97,000

Pembroke
Name: NADEAU, PAUL T

Valuation Report

08/25/2014

Page 2

Account: 780 Card: 1 of 1

Map/Lot:

011-050

Location:

139 EAST RIVER RD



Pembroke
Name: NADEAU, PAUL T & SLYVIA V

Valuation Report

08/25/2014

Page 3

Map/Lot:

011-052

Account: 784 Card: 1 of 1

Location:

EAST RIVER RD

Neighborhood 16 East River Rd

Sale Data	
Sale Date	01/17/2011
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Zoning/Use Rural
Topography Rolling
Utilities None
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

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

Valuation Report

08/25/2014

Page 4

Map/Lot:

011-050-001

Account: 781 Card: 1 of 1

Location:

139 EAST RIVER RD

Neighborhood 16 East River Rd

Zoning/Use Residential 1
Topography Level
Utilities Dug WellSeptic System
Street Gravel

Sale Data
Sale Date 12/17/2004
Sale Price 23,500
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Partial Interest

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
1.00	Acres-Rear Land 1 =<100	500.00	500	100%		500
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						20,300

Land Total

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	776 Sqft	Grade E 50	Base	17,830
Exterior	Single Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Crawl	Basement	-835
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,268
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-156
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	1,358	Insulation	-339
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1889	0	Old Type	Old Type	Poor	Typical	15,232
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Delapidation		None		20%	%	100%
Accpt Land						20,300
Accepted Bldg						0
Total						20,300

Pembroke
Name: NADEAU,PAUL T & SYLVIA V

Valuation Report

08/25/2014

Page 5

Map/Lot:

011-051

Account: 783 Card: 1 of 1

Location:

EAST RIVER RD

Neighborhood 16 East River Rd

Zoning/Use Shore
Topography Below Street
Utilities None
Street Gravel

Sale Data	
Sale Date	12/17/2004
Sale Price	23,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Partial Interest

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -River Front	77.00	15,400	50%	Size/Shape	7,700
200 X 220	\$/FF -River Front	77.00	15,400	15%	Excess Frt	2,310
200 X 220	\$/FF -River Front	77.00	15,400	15%	Excess Frt	2,310
225 X 190	\$/FF -River Front	77.00	16,100	15%	Excess Frt	2,415
Total Acres 4.01			Land Total			14,735

Acpt Land

14,700

Accepted Bldg

0 **Total**

14,700

Pembroke
Name: NATURE CONSERVANCY IN MAINE

Valuation Report

08/25/2014

Page 6

Map/Lot:

006-031-001

Location:

HERSEY RD

Account: 999 Card: 1 of 3

Neighborhood 9 Centennial Rd

Sale Data	
Sale Date	09/01/1993
Sale Price	135,000
Sale Type	Land Only
Financing	Unknown
Verified	.....
Validity	Arms Length Sale

Zoning/Use
Topography Rolling
Utilities None
Street Gravel

Reference 1
Reference 2 OPEN SPACE

Tran/Land/Bldg 0 5 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	5%	Restrictio	3,300
0.00	Acres-Open Space	77.00	15,400	0%		0
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	75%	Excess Frt	0
200 X 220	\$/FF -Tidal Ocean	77.00	16,100	5%	Restrictio	2,475
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	50%	Excess Frt	0
200 X 220	\$/FF -Tidal Ocean	1,500.00	3,000	5%	Restrictio	1,650
4.60	Acres-Open Space	400.00	1,840	5%	Restrictio	92
Total Acres 7.63					Land Total	7,517

Acpt Land	7,500	Accepted Bldg	0	Total	7,500
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Pembroke
Name: NATURE CONSERVANCY IN MAINE

Valuation Report

08/25/2014

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Map/Lot:

006-031-001

Location:

CENTENNIAL RD.

Account: 999 Card: 2 of 3

Neighborhood 9 Centennial Rd

Sale Data	
Sale Date	09/01/1993
Sale Price	135,000
Sale Type	Land Only
Financing	Unknown
Verified	.....
Validity	Arms Length Sale

Zoning/Use Shore
Topography Rolling
Utilities None
Street Gravel

Reference 1 B1889P105 09/93

Reference 2

Tran/Land/Bldg 0 5 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
999 X 220	\$/FF -Tidal Ocean	330.00	329,670	15%	Excess Frt	0
999 X 220	\$/FF -Tidal Ocean	77.00	15,400	5%	Restrictio	2,473
999 X 220	\$/FF -Tidal Ocean	330.00	329,670	15%	Excess Frt	0
999 X 220	\$/FF -Tidal Ocean	77.00	16,100	5%	Restrictio	2,473
999 X 220	\$/FF -Tidal Ocean	330.00	329,670	15%	Excess Frt	0
999 X 220	\$/FF -Tidal Ocean	1,500.00	3,000	5%	Restrictio	2,473
0.00	Acres-Open Space	400.00	1,840	100%		0
Total Acres 15.15					Land Total	7,419

Acpt Land	7,400	Accepted Bldg	0	Total	7,400
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Pembroke
Name: NATURE CONSERVANCY IN MAINE

Valuation Report

08/25/2014

Page 8

Map/Lot:

006-031-001

Location:

CENTENNIAL RD.

Account: 999 Card: 3 of 3

Neighborhood 9 Centennial Rd

Sale Data	
Sale Date	09/01/1993
Sale Price	135,000
Sale Type	Land Only
Financing	Unknown
Verified	.....
Validity	Arms Length Sale

Zoning/Use
Topography Rolling
Utilities None
Street Gravel

Reference 1 B1889P105 09/93

Reference 2

Tran/Land/Bldg 0 5 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
999 X 220	\$/FF -Tidal Ocean	330.00	329,670	15%	Excess Frt	0
999 X 220	\$/FF -Tidal Ocean	77.00	15,400	5%	Restrictio	2,473
0.00	Acres-Open Space	330.00	329,670	100%		0
Total Acres 5.05				Land Total		2,473

Acpt Land	2,500	Accepted Bldg	0	Total	2,500
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Pembroke
Name: NATURE CONSERVANCY IN MAINE

Valuation Report

08/25/2014

Page 9

Map/Lot:

006-031-001

Location:

CENTENNIAL RD.

Account: 999

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	7,500	0	7,500	7,500	0	7,500
2	7,400	0	7,400	7,400	0	7,400
3	2,500	0	2,500	2,500	0	2,500
TOTAL	17,400	0	17,400	17,400	0	17,400

Pembroke
Name: NATURE CONSERVANCY OF MAINE

Valuation Report

08/25/2014

Page 10

Map/Lot:

006-001

Account: 537 Card: 1 of 3

Location:

GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

Zoning/Use Shore
Topography Rolling
Utilities None
Street None

Reference 1

Reference 2 OPEN SPACE

Tran/Land/Bldg 0 5 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	5%	Restrictio	3,300
0.00	Acres-Open Space	77.00	15,400	0%		0
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	75%	Excess Frt	0
200 X 220	\$/FF -Tidal Ocean	77.00	16,100	5%	Restrictio	2,475
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	50%	Excess Frt	0
200 X 220	\$/FF -Tidal Ocean	1,500.00	3,000	5%	Restrictio	1,650
Total Acres 3.03			Land Total			7,425
Acpt Land		7,400	Accepted Bldg	0	Total	7,400

Pembroke
Name: NATURE CONSERVANCY OF MAINE

Valuation Report

08/25/2014

Page 11

Map/Lot:

006-001

Account: 537 Card: 2 of 3

Location:

GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

Zoning/Use Shore
Topography Rolling
Utilities None
Street None

Reference 1 B1167P269

Reference 2

Tran/Land/Bldg 0 5 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
999 X 220	\$/FF -Tidal Ocean	330.00	329,670	15%	Excess Frt	0
999 X 220	\$/FF -Tidal Ocean	77.00	15,400	5%	Restrictio	2,473
999 X 220	\$/FF -Tidal Ocean	330.00	329,670	15%	Excess Frt	0
999 X 220	\$/FF -Tidal Ocean	77.00	16,100	5%	Restrictio	2,473
999 X 220	\$/FF -Tidal Ocean	330.00	329,670	15%	Excess Frt	0
999 X 220	\$/FF -Tidal Ocean	1,500.00	3,000	5%	Restrictio	2,473
Total Acres 15.15						Land Total 7,419
Acpt Land		7,400	Accepted Bldg	0	Total	7,400

Pembroke
Name: NATURE CONSERVANCY OF MAINE

Valuation Report

08/25/2014

Page 12

Map/Lot:

006-001

Account: 537 Card: 3 of 3

Location:

GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

Zoning/Use Shore
Topography Rolling
Utilities None
Street None

Reference 1 B1167P269

Reference 2

Tran/Land/Bldg 0 5 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
999 X 220	\$/FF -Tidal Ocean	330.00	329,670	15%	Excess Frt	0
999 X 220	\$/FF -Tidal Ocean	77.00	15,400	5%	Restrictio	2,473
30.00	Acres-Open Space	400.00	12,000	100%	Restrictio	12,000
Total Acres 35.05				Land Total		14,473
Acpt Land		14,500	Accepted Bldg		0	Total
						14,500

Pembroke
Name: NATURE CONSERVANCY OF MAINE

Valuation Report

08/25/2014

Page 13

Map/Lot:

006-001

Account: 537

Location:

GARNET HEAD RD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	7,400	0	7,400	7,400	0	7,400
2	7,400	0	7,400	7,400	0	7,400
3	14,500	0	14,500	14,500	0	14,500
TOTAL	29,300	0	29,300	29,300	0	29,300

Valuation Report

08/25/2014

Page 14

Map/Lot:

011-025

Account: 955 Card: 1 of 1

Location:

369 LITTLE FALLS RD

Neighborhood 13 Little Falls Rd

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

Sale Data
Sale Date 11/01/1996
Sale Price 24,000
Sale Type Land Only
Financing
Verified
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 1 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -River Front	77.00	15,400	100%		15,400
200 X 220	\$/FF -River Front	77.00	15,400	75%	Excess Frt	11,550
200 X 220	\$/FF -River Front	77.00	15,400	50%	Excess Frt	7,700
4.00	Acres-Rear Land 1 =<100	350.00	1,400	100%		1,400
2.00	# -Lot Improvements	2,100.00	4,200	100%		4,200
Total Acres 7.03						Land Total 40,250

Dwelling Description

Replacement Cost New

Log Home	One Story	1,416 Sqft	Grade B 100	Base	93,749
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	-3,455
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	3,813
Attic	1/2 Finished			Attic	10,265
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-777
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2004	0	Typical	Typical	Average	Typical	103,595			
Functional Obsolescence						Value(Rcnld)			
None				Phys. %	Func. %	94,271			
				91%	100%				
Economic Obsolescence									
None					Econ. %				
					100%				
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
One Story Frame	1998	180	D 100	4,365	Avq.	88%	100%	100%	3,841
Wood Deck	1998	96	D 100	584	Avq.	88%	100%	100%	514
Frame Shed	1998	64	D 100	1,641	Avq.	88%	100%	100%	1,444
Frame Shed	2001			- - - - S O U N D V A L U E - - - -				13,100	
Open Frame Porch	2004	24	B 100	574	Avq.	91%	100%	100%	522
Open Frame Porch	2004	416	B 100	5,750	Avq.	91%	100%	100%	5,233
Wood Deck	2004	208	B 100	1,635	Avq.	91%	100%	100%	1,488
Outbuilding Total									26,142

Acpt Land

40,300

Accepted Bldg

120,400

Total

160,700

Pembroke
Name: NYSTROM, CARL W & SANDRA J

Valuation Report

08/25/2014

Page 15

Map/Lot:

013-042

Account: 846 Card: 1 of 1

Location:

513 EAST RIVER RD

Neighborhood 18 Robbinston Ridge

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
3.50	Acres-Rear Land 1 =<100	500.00	1,750	71%	Restrictio	1,243
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.50						Land Total 22,243

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
28Mobile Home..	1990	28X52	C 110	70.402	Avq.	40%	100%	100%	28,161
Concrete Slab...	1990	1456	C 100	2.038	Avq.	83%	100%	100%	1,692
One Story Frame	1999	256	C 100	7.570	Avq.	88%	100%	100%	6,662
Outbuilding Total									36,515
Accpt Land		22,200	Accepted Bldg		36,500	Total			58,700

Neighborhood 2 Leighton Pt Rd

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

Sale Data
Sale Date 04/24/2009
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

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Deep Ocean	440.00	88,000	100%		88,000
200 X 220	\$/FF -Deep Ocean	440.00	88,000	75%	Excess Frt	66,000
200 X 220	\$/FF -Deep Ocean	440.00	88,000	50%	Excess Frt	44,000
600 X 220	\$/FF -Deep Ocean	440.00	264,000	15%	Excess Frt	39,600
46.20	Acres-Rear Land 1 =<100	500.00	23,100	100%		23,100
Total Acres 52.26						Land Total 260,700

Dwelling Description

Replacement Cost New

Conventional	One Story	384 Sqft	Grade E 100	Base	19,092
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Wood Posts/Rock	Basement	None	Basement	-3,032
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,076
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-937
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	384	Insulation	-192
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	Obsolete	None	Poor	Inadeq.	13,855
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. %	Econ. %
Incomplete			No Electricity..	50%	38%	68%
						1,777

Acpt Land

260,700

Accepted Bldg

1,800

Total

262,500

Neighborhood 2 Leighton Pt Rd

Zoning/Use Residential 1
Topography Rolling
Utilities Dug WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 04/28/2009
Sale Price 180,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,000.00	25,000	100%		25,000
2.00	Acres-Rear Land 1 =<100	500.00	1,000	100%		1,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.00						Land Total 32,000

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	720 Sqft	Grade C 100	Base		69,049
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Damp Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	Typical	Typical	Average	Typical	69,049
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		79%	100% 100%	54,549

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1982	128	C 100	2,888	Avq.	79%	100%	100%	2,282
Wood Deck	1982	96	C 100	713	Avq.	79%	100%	100%	563
Frame Garage	1985	908	D 100	11,211	Avq.	80%	100%	100%	8,969
Stable w/Loft	1994	2312	D 100	30,719	Avq.	85%	100%	100%	26,111
Frame Shed	1994	816	E 100	6,381	Avq.	85%	90%	100%	4,882
Res. Greenhouse	1995	560	E 100	8,935	Fair	74%	90%	100%	5,951
Concrete Slab...	1999	3000	C 100	4,200	Avq.	88%	100%	100%	3,696
Outbuilding Total									52,454

Acpt Land

32,000

Accepted Bldg

107,000

Total

139,000

Pembroke
Name: O'LEARY, DOUGLAS R

Valuation Report

08/25/2014

Page 18

Map/Lot:

017-052

Account: 345 Card: 1 of 1

Location:

55 MIDDLE ST

Neighborhood 22 Middle Street

Zoning/Use Residential 1
Topography Above Street
Utilities Dug WellSeptic System
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.45	Acres-Homesite (Fract)	15,000.00	10,062	100%		10,062
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 0.45 Land Total						14,862

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	360 Sqft	Grade D 100	Base	43,415
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	-3,477
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	75% Hot Water BB	Cooling	0% None	Heat	-35
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	-517
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1993	Typical	Typical	Average	Typical	
Functional	Obsolescence	Economic	Obsolescence	Phys. %	Func. %	Econ. %
Incomplete	None	None	None	50%	75%	100%
Value(Rcnld)						14,770

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
1 & 1/2 Story Fr	1900	225	D 100	7,419	Avg.	50%	100% 100%	3,710
One Story Frame	1993	64	D 100	1,553	Avg.	50%	100% 100%	776
Outbuilding Total								4,486

Acpt Land

14,900

Accepted Bldg

19,300 Total

34,200

Pembroke
Name: ONEIL,PAULINE & BURNHAM,JOSEPH H

Valuation Report

08/25/2014

Page 19

Map/Lot:

011-029

Account: 757 Card: 1 of 1

Location:

UPPER CROSS RD

Neighborhood 15 Cross Rd

Zoning/Use Rural
Topography Rolling
Utilities None
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
30.00	Acres-Rear Land 1 =<100	500.00	15,000	100%		15,000
Total Acres 30.00				Land Total		15,000
Accpt Land		15,000	Accepted Bldg	0	Total	15,000

Neighborhood 15 Cross Rd

Zoning/Use Residential 1
Topography Level
Utilities Drilled Well
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	95%		14,250
4.50	Acres-Rear Land 1 =<100	500.00	2,250	100%		2,250
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 5.50 Land Total						19,500

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	336 Sqft	Grade D 110	Base	44,636
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-152
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-682
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,691
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-455
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Existing Conditions						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Obsolete	Obsolete	Fair	Inadeq.	41,656
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		30%	77%	100%
						Value(Rcnld)
						9,623

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1900	40	D 110	1,469	Fair	30%	100%	100%	441
Encl Frame Porch	1900	55	D 110	1,663	Fair	30%	100%	100%	499
One Story Frame	1900	168	D 110	4,480	Fair	30%	100%	100%	1,344
Frame Garage	1900	208	D 100	4,043	Fair	30%	100%	100%	1,213
Frame Shed	1900	352	D 100	5,019	Fair	30%	100%	100%	1,506
Outbuilding Total									5,003

Acpt Land

19,500

Accepted Bldg

14,600

Total

34,100

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 07/31/2008
Sale Price 126,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00						21,000

Land Total

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,200 Sqft	Grade D 110	Base		84,339
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		-541
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	8					
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		1,691
Attic	None			Attic		0
FirePlaces	2			Fireplace		4,059
Insulation	Minimal			Insulation		-974
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1830	1989	Typical	Typical	Average	Typical	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	50%	100%	100%	44,287	
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN	Cond	
Encl Frame Porch	1830	160	D 110	3,018	Avq.	1,509
One Story Frame	1989	96	D 110	2,561	Avq.	1,280
Unfin Basement	1830	256	D 110	4,882	Avq.	2,441
Stable w/Loft	1830	728	D 100	11,770	Fair	3,531
Frame Shed	1950	520	D 100	6,990	Avq.	3,635
Frame Shed	1989	260	D 100	3,940	Avq.	2,943
Outbuilding Total						15,339

Acpt Land

21,000

Accepted Bldg

59,600

Total

80,600

Pembroke
Name: OVERSEAS MOTOR WORKS INC

Valuation Report

08/25/2014

Page 22

Map/Lot:

003-011

Account: 423 Card: 1 of 2

Location:

LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Zoning/Use Shore
Topography Rolling
Utilities Dug Well
Street Semi-Improved

Sale Data	
Sale Date	05/21/2010
Sale Price	255,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Deep Ocean	440.00	88,000	100%		88,000
200 X 220	\$/FF -Deep Ocean	440.00	88,000	75%	Excess Frt	66,000
200 X 220	\$/FF -Deep Ocean	440.00	88,000	50%	Excess Frt	44,000
900 X 220	\$/FF -Tidal Ocean	330.00	297,000	15%	Excess Frt	44,550
400 X 220	\$/FF -Tidal Ocean	330.00	132,000	15%	Excess Frt	19,800
9.00	Acres-Rear Land 1 =<100	500.00	4,500	100%		4,500
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 18.60						Land Total 268,650

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	500 Sqft	Grade SC100	Base	39,859
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	-3,333
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-2,392
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,237
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	875	Insulation	-577
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	Obsolete	None	Poor	Typical	32,320
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
Delapidation	None	20%	57%	%		0

Acpt Land

268,700

Accepted Bldg

0 Total

268,700

Pembroke
Name: OVERSEAS MOTOR WORKS INC

Valuation Report

08/25/2014

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Map/Lot:

003-011

Account: 423 Card: 2 of 2

Location:

LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Sale Data	
Sale Date	05/21/2010
Sale Price	255,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Zoning/Use Shore
Topography Rolling
Utilities Dug Well
Street Semi-Improved

Reference 1 B1996P067

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,000.00	25,000	100%		25,000
Total Acres 1.00				Land Total		25,000
Accpt Land		25,000	Accepted Bldg	0	Total	25,000

Pembroke
Name: OVERSEAS MOTOR WORKS INC

Valuation Report

08/25/2014

Page 24

Map/Lot:

003-011

Account: 423

Location:

LEIGHTON PT RD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	268,700	0	268,700	268,700	0	268,700
2	25,000	0	25,000	25,000	0	25,000
TOTAL	293,700	0	293,700	293,700	0	293,700

Pembroke
Name: OWEN, DANIEL L

Valuation Report

08/25/2014

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010-026

Account: 725 Card: 1 of 1

Map/Lot:

Location:

AYERS JCT RD

Neighborhood 11 Route 214

Zoning/Use Rural
Topography Rolling
Utilities None
Street Paved

Sale Data	
Sale Date	12/20/2013
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

TG Update/Year.. 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)	7,000.00	7,000	100%		7,000
9.00	Acres-Rear Land 1 =<100	500.00	4,500	100%		4,500
Total Acres 10.00				Land Total		11,500
Accpt Land		11,500	Accepted Bldg	0	Total	11,500

Pembroke

Valuation Report

08/25/2014

Name: OWEN, DENNIS L

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AND OTHERS

Map/Lot:

011-018

Account: 748

Card: 1 of 1

Location:

251 LITTLE FALLS RD

Neighborhood 13 Little Falls Rd

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -River Front	77.00	15,400	100%		15,400
100 X 220	\$/FF -River Front	77.00	7,700	75%	Excess Frt	5,775
0.50	Acres-Rear Land 1 =<100	350.00	175	100%		175
2.00	# -Lot Improvements	2,100.00	4,200	100%		4,200
Total Acres 2.02						Land Total 25,550

Dwelling Description

Replacement Cost New

Ranch	One Story	1,311 Sqft	Grade C 110	Base	76,191
Exterior	Asbestos Siding	Masonry Trim	224Sqft	Trim	1,232
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	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
1970	0	Typical	Typical	Above Average	Typical	77,423
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	77%	100%	100%	59,616	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1970	90	E 100	1,187	Fair	57%	100%	100%	677
Frame Shed	1970	70	E 100	1,043	Fair	57%	100%	100%	595
Frame Garage	1970	195	C 110	5,246	Avq+	77%	100%	100%	4,039
Outbuilding Total									5,311
Accpt Land		25,600	Accepted Bldg		64,900	Total		90,500	

Pembroke
Name: OWEN, MARVIN & MARY

Valuation Report

08/25/2014

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Map/Lot:

010-023

Account: 722 Card: 1 of 1

Location:

300 AYERS JCT RD

Neighborhood 11 Route 214
Tree Growth 1997
Zoning/Use Residential 1
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 2007 Y Coordinate 0

Exemption(s) 1 19 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
7.00	Acres-Rear Land 1 =<100	500.00	3,500	100%		3,500
29.00	Acres-Softwood	122.00	3,538	100%		3,538
39.00	Acres-Mixed Wood	126.00	4,914	100%		4,914
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 76.00 Land Total						32,952

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	456 Sqft	Grade C 100	Base	55,599
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	-228
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	85% Hot Water BB	Cooling	0% None	Heat	221
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	-410
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1968	Typical	Typical	Average	Typical	55,182
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		50%	100%	100%
						27,591

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1968	48	C 100	1,420	Avq.	50%	100%	100%	710
One Story Frame	1968	288	C 100	8,516	Avq.	50%	100%	100%	4,258
Finished Attic	1968	144	C 100	7,610	Avq.	50%	100%	100%	3,805
Encl Frame Porch	1968	84	C 100	2,258	Avq.	50%	100%	100%	1,129
Encl Frame Porch	1968	36	C 100	1,572	Avq.	50%	100%	100%	786
Frame Garage	1968	768	C 100	11,924	Avq.	71%	100%	100%	8,466
Stable w/Loft	1968	850	C 100	16,134	Avq.	71%	100%	100%	11,455
Frame Shed	1968	176	D 100	2,955	Avq.	71%	100%	100%	2,098
Frame Shed	1991	680	C 100	10,815	Avq.	84%	90%	100%	8,176
Carport/Canopy	1997	250	D 100	2,367	Avq.	87%	100%	100%	2,059
Outbuilding Total									42,942

Acpt Land

33,000

Accepted Bldg

70,500

Total

103,500

Pembroke
Name: OWEN,ROBERT A. & RUTH A.

Valuation Report

08/25/2014

Page 28

Map/Lot:

014-074-A

Account: 73 Card: 1 of 1

Location:

58 HARDY POINT RD

Neighborhood 20 Factory Rd

Zoning/Use Residential 1
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1 B1887P183

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 5 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Acres-Homesite (Fract)	15,000.00	14,230	100%		14,230
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.90 Land Total						20,230

Dwelling Description

Replacement Cost New

Ranch	One Story	870 Sqft	Grade B 100	Base	68,796
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1986	0	Typical	Typical	Above Average	Typical	68,796	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		84%	100%	100%	57,789

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Res. Greenhouse	2003	247	B 100	11,430	Avq+	84%	100%	100%	9,601
Frame Garage	1986	624	B 100	12,354	Avq+	84%	100%	100%	10,377
Wood Deck	2006	240	B 100	1,854	Avq+	84%	100%	100%	1,557
Frame Shed	2006								1,200

Outbuilding Total 22,735

Acpt Land

20,200

Accepted Bldg

80,500 Total

100,700

Pembroke
Name: OWEN,ROBERT A. & RUTH A.

Valuation Report

08/25/2014

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Map/Lot:

014-081

Account: 89 Card: 1 of 1

Location:

HARDY POINT RD

Neighborhood 20 Factory Rd

Zoning/Use Shore
Topography Below Street
Utilities NoneNone
Street Semi-Improved

Reference 1 B1887P183

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
425 X 098	\$/FF -River Front	110.00	31,202	15%		4,680
Total Acres	0.96				Land Total	4,680
Accpt Land		4,700	Accepted Bldg		0	Total
						4,700

Pembroke
Name: PACKARD,ROSE MARIE

Valuation Report

08/25/2014
Page 30
010-010-001
AYERS JCT RD

Account: 1061 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 11 Route 214

Zoning/Use Rural
Topography Rolling
Utilities None
Street Paved

Reference 1 B1281P080 & B1501P318 & B2684P344

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence		Value
15.00	Acres-Rear Land 1 =<100	500.00	7,500	33%	Fract. Sha		2,475
Total Acres 15.00				Land Total			2,475
Accpt Land		2,500	Accepted Bldg	0	Total		2,500

Pembroke
Name: PAPROCKI, LINDA

Valuation Report

08/25/2014

Page 31

Map/Lot:

006-039

Account: 587 Card: 1 of 1

Location:

129 GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

Zoning/Use Residential 1
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 03/26/2008
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

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	15,000.00	12,990	100%		12,990
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.75 Land Total						18,990

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	660 Sqft	Grade C 100	Base	65,992
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-990
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1945	0	Old Type	Old Type	Average	Typical	65,002
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		58%	90%	100%
Value(Rcnld)						33,931

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1945	80	C 100	2,202	Avq.	58%	100%	100%	1,277
Encl Frame Porch	1945	48	C 100	1,744	Avq.	58%	100%	100%	1,012
Frame Shed	1990	144	D 100	2,580	Avq.	83%	100%	100%	2,141
Outbuilding Total									4,430

Acpt Land

19,000

Accepted Bldg

38,400 Total

57,400

Pembroke
Name: PARIS, ROBERT C & CYNTHIA E

Valuation Report

08/25/2014

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Map/Lot:

009-023-001

Account: 1127 Card: 1 of 1

Location:

GARNET HEAD RD

Neighborhood 1 Revers Falls Rd

Zoning/Use Residential 1
Topography Level
Utilities
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 7 0

TG Update/Year.. 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)	7,000.00	7,000	100%		7,000
4.91	Acres-Rear Land 1 =<100	500.00	2,455	100%		2,455
Total Acres 5.91				Land Total		9,455
Accpt Land		9,500	Accepted Bldg	0	Total	9,500

Pembroke
Name: PARIS,ROBERT C

Valuation Report

08/25/2014

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Map/Lot:

006-009

Account: 553 Card: 1 of 1

Location:

21 TABOR LN

Neighborhood 7 Garnet Head Rd

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
175 X 220	\$/FF -Tidal Ocean	330.00	57,750	100%		57,750
0.52	Acres-Rear Land 1 =<100	500.00	260	100%		260
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.40					Land Total	64,010

Dwelling Description

Replacement Cost New

Ranch	One Story	768 Sqft	Grade C 100	Base	52,569
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	-7,139
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-3,304
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	-346
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Old Type	Typical	Average	Typical	41,780
Functional	Obsolescence	Economic	Obsolescence	Phys. %	Func. %	Econ. %
Incomplete	None			75%	90%	100%
						28,202

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnd
Open Frame Porch	1975	192	C 100	2,288	Avq.	75%	100%	100%		1,716
Frame Garaqe	1995	672	C 100	10,725	Avq.	75%	100%	100%		8,044
							Outbuilding Total			9,760

Acpt Land

64,000

Accepted Bldg

38,000 Total

102,000

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 03/26/2003
Sale Price 124,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
4.20	Acres-Rear Land 1 =<100	500.00	2,100	100%		2,100
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.20						23,100

Land Total

Dwelling Description

Replacement Cost New

Conventional	Two & 1/2 Story	910 Sqft	Grade C 100	Base	104,778
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	-455
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,070
Rooms	12				
Bedrooms	8	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	3,125
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,500
Insulation	Minimal			Insulation	-1,365
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1989	Old Type	Old Type	Good	Typical	110,653
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	70%	90%	100%	69,711	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Two Story Frame	1930	570	C 100	24,945	Good	70%	100%	100%	17,461
Encl Frame Porch	1930	32	C 100	1,515	Good	70%	100%	100%	1,060
Encl Frame Porch	1930	132	C 100	2,946	Good	70%	100%	100%	2,062
Encl Frame Porch	1930	24	C 100	1,400	Good	70%	100%	100%	980
2S Frame Shed	1900	320	D 110	7,524	Avq.	50%	100%	100%	3,762
2S Frame Garage	1992	600	D 110	11,263	Avq.	84%	90%	100%	8,515
Frame Shed	1900	352	D 100	5,019	Avq-	40%	90%	100%	1,807
Outbuilding Total									35,647

Acpt Land

23,100

Accepted Bldg

105,400

Total

128,500

Pembroke
Name: PEMBROKE & TIMBERLAND LLC

Valuation Report

08/25/2014

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Map/Lot:

010-008

Account: 705 Card: 1 of 1

Location:

COUNTY RD

Neighborhood 14 County Rd

Sale Data	
Sale Date	11/10/2011
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Rural
Topography Rolling
Utilities None
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 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 1 =<100	500.00	25,000	100%		25,000
49.00	Acres-Rear Land 2 = 101-200	350.00	17,150	100%		17,150
1.00	Acres-Baselot (Fract)	7,000.00	7,000	100%		7,000
Total Acres 100.00					Land Total	49,150

Acpt Land	49,200	Accepted Bldg	0	Total	49,200
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Pembroke
Name: PEMBROKE & TIMBERLAND LLC

Valuation Report

08/25/2014

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Map/Lot:

010-009

Location:

COUNTY RD

Account: 707 Card: 1 of 1

Neighborhood 14 County Rd

Sale Data	
Sale Date	11/10/2011
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Rural
Topography Rolling
Utilities None
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 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)	7,000.00	7,000	100%		7,000
2.00	Acres-Rear Land 1 =<100	500.00	1,000	100%		1,000
Total Acres 3.00			Land Total			8,000
Accpt Land		8,000	Accepted Bldg		0	Total 8,000

Pembroke
Name: PEMBROKE & TIMBERLAND LLC

Valuation Report

08/25/2014

Page 37

Map/Lot:

010-010

Account: 708 Card: 1 of 1

Location:

AYERS JCT RD

Neighborhood 11 Route 214

Sale Data	
Sale Date	11/10/2011
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Rural
Topography Rolling
Utilities None
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 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 1 =<100	500.00	25,000	100%		25,000
25.00	Acres-Rear Land 2 = 101-200	350.00	8,750	100%		8,750
Total Acres 75.00					Land Total	33,750

Accpt Land	33,800	Accepted Bldg	0	Total	33,800
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Pembroke
Name: PEMBROKE & TIMBERLAND LLC

Valuation Report

08/25/2014

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Map/Lot:

010-011

Account: 710 Card: 1 of 1

Location:

AYERS JCT RD

Neighborhood 11 Route 214

Sale Data	
Sale Date	11/10/2011
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Rural
Topography Rolling
Utilities None
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 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 1 =<100	500.00	25,000	100%		25,000
17.57	Acres-Rear Land 2 = 101-200	350.00	6,150	100%		6,150
Total Acres 67.57					Land Total	31,150

Accpt Land

31,200

Accepted Bldg

0

Total

31,200

Pembroke
Name: PEMBROKE & TIMBERLAND LLC

Valuation Report

08/25/2014

Page 39

Map/Lot:

010-022

Account: 720 Card: 1 of 1

Location:

AYERS JCT RD

Neighborhood 11 Route 214

Sale Data	
Sale Date	11/10/2011
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Rural
Topography Rolling
Utilities None
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 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 1 =<100	500.00	25,000	100%		25,000
35.00	Acres-Rear Land 2 = 101-200	350.00	12,250	100%		12,250
Total Acres 85.00				Land Total		37,250

Accpt Land	37,300	Accepted Bldg	0	Total	37,300
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Pembroke
Name: PEMBROKE HISTORICAL SOCIETY

Valuation Report

08/25/2014

Page 40

Map/Lot:

015-023

Account: 944 Card: 1 of 1

Location:

OLD RT 1

Neighborhood 12 Old Route 1

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

Sale Data
Sale Date 02/01/2000
Sale Price 20,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2412P090 02/00

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 49 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.12	Acres-Homesite (Fract)	15,000.00	5,196	100%		5,196
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 0.12						Land Total 9,996

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
One Story Frame	1950	738	C 100	21.822	Avq.	61%	100% 100%	13,311
Frame Shed	1938	350	C 100	6.093	Avq.	54%	100% 100%	3,290
Outbuilding Total								16,601

Acpt Land

10,000

Bldg Override

20,700

Total

30,700

Pembroke
Name: PEMBROKE HISTORICAL SOCIETY

Valuation Report

08/25/2014
Page 41
014-009-002
OLD RT 1

Account: 1085 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
Topography Above Street
Utilities None
Street Semi-Improved

Sale Data	
Sale Date	01/01/2001
Sale Price	5,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1 B2489P164 01/01

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 49 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.05	Acres-Baselot (Fract)	7,000.00	1,565	100%		1,565
Total Acres 0.05				Land Total		1,565
Accpt Land		1,600	Accepted Bldg		0	Total
						1,600

Neighborhood 12 Old Route 1

Zoning/Use Commercial
Topography Level
Utilities Dug Well
Street Semi-Improved

Sale Data
Sale Date 09/01/2001
Sale Price 31,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2552P149 09/01

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 49 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Commercial Lot	28,000.00	28,000	100%		28,000
0.10	Acres-Rear Land 1 =<100	500.00	50	100%		50
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 1.10						Land Total 29,850

Dwelling Description

Replacement Cost New

Conventional	Two Story	910 Sqft	Grade C 100	Base	85,675
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	2	Plumbing	625
Attic	Floor & Stairs			Attic	1,410
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	2002	None	Typical	Good	Typical	87,710
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		70%	90%	100%
Outbuildings/Additions/Improvements						Value(Rcnld)
Description	Year	Units	Grade	RCN	Cond	Phy
Encl Frame Porch	1910	42	C 100	1,658	Good	70%
2S Encl Fr Porch	1910	102	C 100	3,724	Good	70%
Two Story Frame	1910	540	C 100	23,632	Good	70%
Frame Shed	1910	108	D 100	2,157	Fair	30%
Outbuilding Total						20,957
Acpt Land		29,900	Accepted Bldg		76,200	Total
						106,100

Pembroke
Name: PEMBROKE SCHOOL

Valuation Report

08/25/2014

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Map/Lot:

007-016

Account: 892 Card: 1 of 1

Location:

RT 1

Neighborhood 10 Route 1

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 42 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
10.30	Acres-Rear Land 1 =<100	500.00	5,150	100%		5,150
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 11.30			Land Total			26,150
Accpt Land		26,200	Bldg Override		897,400	Total 923,600

Pembroke
Name: PEMBROKE TROTTING ASSOCIATION

Valuation Report

08/25/2014

Page 44

Map/Lot:

014-037

Account: 948 Card: 1 of 1

Location:

OLD COUNTY RD

Neighborhood 12 Old Route 1

Zoning/Use Commercial
Topography Level
Utilities Dug Well
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 44 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Baselot	7,000.00	28,000	200%		56,000
15.00	Acres-Rear Land 1 =<100	500.00	7,500	100%		7,500
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 19.00						Land Total 65,300

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1920	1800	E 100	13,420	Poor	20%	100%	100%	2,684
Unfinished Attic	1920	1800	E 100	2,590	Poor	20%	100%	100%	518
Frame Shed	1920	180	E 100	1,831	Poor	20%	100%	100%	366
Frame Shed	1920	190	E 100	1,901	Poor	20%	100%	100%	380
Frame Shed	1920	408	E 50	1,730	Poor	20%	100%	100%	346
Wood Deck	1920	336	E 50	514	Poor	20%	100%	100%	103
Frame Shed	1920	640	E 50	2,561	Poor	20%	100%	100%	512
Frame Shed	1920	100	E 50	629	Poor	20%	100%	100%	126
Outbuilding Total									5,035

Accpt Land

65,300

Accepted Bldg

5,000

Total

70,300

Pembroke
Name: PEMBROKE, TOWN OF

Valuation Report

08/25/2014

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Map/Lot:

003-010

Account: 422 Card: 1 of 1

Location:

LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

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

Sale Data	
Sale Date	09/10/2013
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1
Reference 2 DONATED TO ME COAST HERITAGE TRUST
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 42 0 0 Land Schedule 2

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	75%	Excess Frt	49,500
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	50%	Excess Frt	33,000
100 X 220	\$/FF -Tidal Ocean	330.00	33,000	15%	Excess Frt	4,950
0.85	Acres-Rear Land 1 =<100	500.00	425	100%		425
Total Acres 4.39				Land Total		153,875
Acpt Land		153,900	Accepted Bldg		0	Total
						153,900

Pembroke

Valuation Report

08/25/2014

Name: PEMBROKE, TOWN OF

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TOWN OFFICE

Map/Lot:

014-013

Account: 1145 Card: 1 of 1

Location:

US ROUTE 1

Neighborhood 10 Route 1

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

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 42 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.56	Acres-Commercial Lot	28,000.00	43,680	100%		43,680
2.00	# -Lot Improvements	3,000.00	6,000	50%	Restrictio	3,000
Total Acres 1.56					Land Total	46,680

Commercial Description

Occupancy Type	Office.....					
Class & Quality	Frame.....Good					
# Dwelling Units	1					
Exterior	Aluminum/Vinyl					
Stories & Height	1 STORY @ 8'					
Heating/Cooling	Hot Water					
Built	1990					
Remodeled	2013					
Base Cost/Sqft		56.36				
Heat-Cool/Sqft	+	10.09				
Total		66.45				
Size Factor	X	0.979				
Adjusted Cost/Sqft		65.05				
Total Square Feet	X	2,000				
Replacement Cost		130,100				
Condition	Above Average					
% Good Physical	X	.80				
Functional	X	1.00				
Subtotal		104,080				
Economic Factor	X 1.00					
			Total Value		104,080	

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 calculations supplied
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Acpt Land

46,700

Accepted Bldg

104,100

Total

150,800

Pembroke
Name: PEMBROKE,TOWN OF

Valuation Report

08/25/2014

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Map/Lot:

013-001

Account: 821 Card: 1 of 1

Location:

LITTLE FALLS RD

Neighborhood 13 Little Falls Rd

Zoning/Use Shore
Topography Rolling
Utilities None
Street Gravel

Reference 1 B2460P134 04/00

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 42 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
900 X 115	\$/FF -River Front	77.00	50,104	15%	Restrictio	7,516
900 X 115	\$/FF -River Front	77.00	50,104	5%	View/Envir	2,505
800 X 115	\$/FF -River Front	77.00	44,537	5%	View/Envir	2,227
Total Acres 6.87			Land Total			12,248

Accpt Land

12,200

Accepted Bldg

0

Total

12,200

Pembroke
Name: PEMBROKE,TOWN OF

Valuation Report

08/25/2014

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Map/Lot:

003-033

Account: 856 Card: 1 of 1

Location:

GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

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

Reference 1 B2201P348 07/98

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 42 0 0 Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Deep Ocean	440.00	88,000	100%	Excess Frt	88,000
033 X 220	\$/FF -Deep Ocean	440.00	14,520	75%		10,890
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
4.50	Acres-Rear Land 1 =<100	500.00	2,250	100%		2,250
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 6.68			Land Total			122,140
Acpt Land		122,100	Accepted Bldg		0	Total
						122,100

Valuation Report

08/25/2014

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Map/Lot:

008-013

Account: 647 Card: 1 of 1

Location:

338 US RTE 1

Neighborhood 10 Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellNone
Street Paved

Sale Data
Sale Date 02/27/2013
Sale Price 14,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.36	Acres-Rear Land 1 =<100	500.00	180	100%		180
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 1.36						Land Total 18,180

Dwelling Description

Replacement Cost New

Conventional	One Story	786 Sqft	Grade SC100	Base	35,141
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood Posts/Rock	Basement	None	Basement	-6,257
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-2,216
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-412
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-519
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	Old Type	None	Average	Typical	25,737
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		69%	86%	100%
						Value(Rcnld)
						15,272

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1965	60	SC100	567	Avq.	69%	100%	100%	391
Frame Shed	1965	49	E 50	447	Poor	43%	100%	100%	192
Frame Shed	1992	144	D 100	2,580	Avq-	78%	100%	100%	2,012
Outbuilding Total									2,595

Acpt Land

18,200

Accepted Bldg

17,900

Total

36,100

Pembroke

Valuation Report

08/25/2014

Name: PHILLIPS, ROBERT E & SHERILYN W

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PHILLIPS FAMILY REVOCABLE TRUST

Map/Lot:

006-004

Account: 548 Card: 1 of 1

Location:

329 GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

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

Sale Data
 Sale Date 04/27/2009
 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

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 200	\$/FF -Tidal Ocean	330.00	62,929	100%		62,929
200 X 200	\$/FF -Tidal Ocean	330.00	62,929	75%	Excess Frt	47,196
100 X 200	\$/FF -Tidal Ocean	330.00	31,464	50%	Excess Frt	15,732
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
1.27	Acres-Rear Land 1 =<100	500.00	635	100%		635
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.57						Land Total 147,492

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,313 Sqft	Grade AA100	Base	233,187
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	4,705
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,219
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	Modern	Modern	Good	Typical	242,111
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		94%	100%	100%
						Value(Rcnld)
						227,584

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2009	30	AA100	771	Good	94%	100%	100%	725
Open Frame Porch	2009	50	AA100	1,688	Good	94%	100%	100%	1,587
Encl Frame Porch	2009	296	AA100	11,907	Good	94%	100%	100%	11,193
Frame Garage	2011	729	B 100	13,952	Good	94%	100%	100%	13,115
Unfinished Attic	2011	729	B 100	3,577	Good	94%	100%	100%	3,362
Outbuilding Total									29,982

Acpt Land

147,500

Accepted Bldg

257,600

Total

405,100

Neighborhood 2 Leighton Pt Rd

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

Sale Data
Sale Date 11/09/2007
Sale Price 550,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Deep Ocean	440.00	88,000	100%		88,000
100 X 220	\$/FF -Deep Ocean	440.00	44,000	75%	Excess Frt	33,000
6.92	Acres-Rear Land 1 =<100	500.00	3,460	100%		3,460
1.00	Acres-Homesite (Fract)	25,000.00	25,000	100%		25,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 9.44						Land Total 155,460

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Log Home	Two Story	1,430 Sqft	Grade B 100	Base	139,695
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	-13,273
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,175
Rooms	8				
Bedrooms	3	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	5,338
Attic	1/2 Finished			Attic	10,333
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-1,570
Unfin. Living Area	5%			Unfinished	-1,396

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	Modern	Modern	Good	Typical	142,302
Functional Obsolescence						Value(Rcnld)
None						128,072
Economic Obsolescence						
None						
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
One Story Frame	1996	320	B 100	12.697	Good	11,427
Frame Garage	1996	864	B 100	17.611	Good	15,850
Outbuilding Total						27,277
Acpt Land		155,500	Accepted Bldg		155,300	Total 310,800

Pembroke
Name: PIPER, KEVIN J

Valuation Report

08/25/2014

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Map/Lot:

006-029

Account: 574 Card: 1 of 1

Location:

209 HERSEY RD

Neighborhood 9 Centennial Rd

Zoning/Use Shore
Topography Rolling
Utilities
Street Gravel

Sale Data	
Sale Date	09/29/2010
Sale Price	25,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 066	\$/FF -Tidal Ocean	330.00	36,150	50%	Restrictio	18,075
049 X 066	\$/FF -Tidal Ocean	330.00	8,857	75%	Excess Frt	0
049 X 066	\$/FF -Tidal Ocean	500.00	3,460	50%	Restrictio	3,322
Total Acres 0.37			Land Total			21,397

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	588 Sqft	Grade E 100	Base	31,162
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood Posts/Rock	Basement	None	Basement	-3,899
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,823
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-937
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	882	Insulation	-441
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Obsolete	None	Poor	Typical	24,062
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Delapidation		None		20%	41%	100%
Value(Rcnld)						1,973

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
Frame Shed	1900			----	SOUND	VALUE----		0
Frame Shed	1900			----	SOUND	VALUE----		0
Frame Shed	1900			----	SOUND	VALUE----		0
Outbuilding Total								0

Acpt Land

21,400

Accepted Bldg

2,000

Total

23,400

Pembroke
Name: POPKEN,BARBARA

Valuation Report

08/25/2014

Page 53

Map/Lot:

004-020

Account: 483 Card: 1 of 1

Location:

OX COVE RD

Neighborhood 6 Ox Cove Rd

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

Sale Data	
Sale Date	09/16/2004
Sale Price	170,000
Sale Type	Land Only
Financing	Cash Sale
Verified	Public Record
Validity	Partial Interest

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
175 X 220	\$/FF -Tidal Ocean	330.00	57,750	100%		57,750
30.12	Acres-Rear Land 1 =<100	500.00	15,060	100%		15,060
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 32.00 Land Total						93,810

Dwelling Description

Replacement Cost New

Conventional	One Story	494 Sqft	Grade D 100	Base	34,690
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Wood Posts/Rock	Basement	None	Basement	-5,739
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-810
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
2003	0	Typical	Typical	Average	Typical	28,141
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		91%	100%	100%
Value(Rcnld)						25,608

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2003	28	D 100	420	Avq.	91%	100%	100%	382
Encl Frame Porch	2003	56	D 100	1,523	Avq.	91%	100%	100%	1,386
Frame Shed	2003	80	E 100	1,114	Avq.	91%	100%	100%	1,014
Frame Shed	2003	64	E 100	1,000	Poor	70%	100%	100%	700
Outbuilding Total									3,482

Acpt Land

93,800

Accepted Bldg

29,100

Total

122,900

Pembroke
Name: POPKEN,BARBARA

Valuation Report

08/25/2014

Page 54

Map/Lot:

004-021

Account: 484 Card: 1 of 1

Location:

OX COVE RD

Neighborhood 6 Ox Cove Rd

Sale Data	
Sale Date	09/16/2004
Sale Price	170,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Partial Interest

Zoning/Use Rural
Topography Rolling
Utilities None
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
24.00	Acres-Rear Land 1 =<100	500.00	12,000	100%		12,000
Total Acres 24.00				Land Total		12,000

Accpt Land	12,000	Accepted Bldg	0	Total	12,000
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Neighborhood 7 Garnet Head Rd
Tree Growth 1982
Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 10/04/2002
Sale Price 94,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
47.00	Acres-Rear Land 1 =<100	500.00	23,500	100%		23,500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 49.01						Land Total 110,500

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Cape Cod	Two Story	800 Sqft	Grade C 100	Base	79,577
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,250
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	Typical	Typical	Average	Typical	80,827
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		78%	100%	100%
						Value(Rcnld) 63,045

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1980	299	C 100	8,841	Avg.	78%	100%	100%	6,896
Encl Frame Porch	1980	30	C 100	1,487	Avg.	78%	100%	100%	1,160
Outbuilding Total									8,056

Acpt Land

110,500

Accepted Bldg

71,100

Total

181,600

Pembroke

Valuation Report

08/25/2014

Name: PORTNOW, GARY

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KUNKLE, CHERYL E

Map/Lot:

006-007

Account: 551 Card: 1 of 1

Location:

12 LOON LN

Neighborhood 7 Garnet Head Rd

Sale Date 09/10/2003

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

Sale Price 160,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 2 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
150 X 220	\$/FF -Tidal Ocean	330.00	49,500	75%	Excess Frt	0
150 X 220	\$/FF -Tidal Ocean	500.00	23,500	70%	Size/Shape	25,988
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
1.07	Acres-Rear Land 1 =<100	500.00	535	100%		535
Total Acres 2.84						Land Total 98,523

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	936 Sqft	Grade B 100	Base	97,665
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	-2,346
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,559
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,288
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,285
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	Typical	Typical	Average	Typical	100,451
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	84%	100%	100%	84,379	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Shed	1959	84	D 100	1.875	Avq-	58%	100%	100%	1.088
Patio	1993	208	D 100	2.365	Avq-	79%	100%	100%	1.868
Wood Deck	2008	220	D 100	1.154	Avq-	88%	100%	100%	1.016
Frame Shed	1993	160	D 100	2.766	Avq-	79%	100%	100%	2.185
Frame Garage	1995	352	D 100	5.519	Avq-	80%	85%	100%	3.753
Unfinished Attic	1995	300	D 100	1.665	Avq-	80%	85%	100%	1.132
Open Frame Porch	2010	144	B 100	2.157	Avq.	84%	100%	100%	1.812
Outbuilding Total									12,854

Acpt Land

98,500

Accepted Bldg

97,200

Total

195,700

Pembroke
Name: POTTLE,SUSAN

Valuation Report

08/25/2014

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Map/Lot:

017-060

Account: 355 Card: 1 of 1

Location:

26 HIGH ST

Neighborhood 21 High Street

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 10/01/1993
Sale Price 37,500
Sale Type Land & Buildings
Financing Unknown
Verified
Validity Arms Length Sale

Reference 1 B2544P076 08/01

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.90	Acres-Rear Land 1 =<100	500.00	450	100%		450
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.90					Land Total	21,450

Dwelling Description

Replacement Cost New

Conventional	One Story	1,296 Sqft	Grade C 110	Base	79,583
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% 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	1			Fireplace	2,750
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	82,333
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		74%	100% 100%	60,926
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	
Encl Frame Porch	1973	96	C 110	2,674 Avq.	74% 100% 100%	1,979
Frame Garaqe	1989	364	C 110	7,567 Avq.	74% 100% 100%	5,600
Outbuilding Total						7,579

Acpt Land

21,500

Accepted Bldg

68,500

Total

90,000

Pembroke
Name: POTTLE,THOMAS

Valuation Report

08/25/2014

Page 58

Map/Lot:

016-010

Account: 924 Card: 1 of 1

Location:

74 AYERS JCT RD

Neighborhood 11 Route 214

Zoning/Use Commercial
Topography Below Street
Utilities None
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
5.40	Acres-Rear Land 1 =<100	500.00	2,700	100%		2,700
Total Acres 6.40						Land Total 17,700

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1952	2442	E 100	18,012	Avq-	53%	100%	100%	9,546
Frame Shed	1952	91	E 100	1,193	Fair	44%	100%	100%	525
Frame Shed	2002	4690	D 100	55,916	Avq.	90%	100%	100%	50,324
Frame Shed	2002	192	E 100	1,915	Avq.	90%	100%	100%	1,724
Concrete Slab...	2002	1608	D 100	1,847	Avq.	90%	100%	100%	1,662
Outbuilding Total									63,781

Accpt Land

17,700

Accepted Bldg

63,800

Total

81,500

Pembroke
Name: POTTLE,VAUGHN

Valuation Report

08/25/2014
Page 59
015-023-001
44 SHORE RD

Account: 1029 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 12 Old Route 1

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

Sale Data	
Sale Date	03/01/1999
Sale Price	22,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Renovations

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	Acres-Homesite (Fract)	15,000.00	6,185	100%		6,185
Total Acres 0.17						Land Total 6,185

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
2S Frame Shed	2011	2000	B 100	53,592	Avq+	95%	100%	100%	50,912	
Outbuilding Total									50,912	
Accpt Land		6,200	Accepted Bldg		50,900	Total		57,100		

Pembroke
Name: POTTLE,VAUGHN

Valuation Report

08/25/2014
Page 60
015-023-001
44 SHORE RD

Account: 1029 Card: 1 of 1

Map/Lot:
Location:



Pembroke
Name: PRENIER, ANGELA M

Valuation Report

08/25/2014
Page 61
010-022-001
AYERS JCT RD

Account: 721 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 11 Route 214

Zoning/Use Rural
Topography Rolling
Utilities Dug WellSeptic System
Street Paved

Sale Data	
Sale Date	07/07/2011
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
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.23	Acres-Rear Land 1 =<100	500.00	115	100%		115
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 1.23				Land Total		19,915
Accpt Land		19,900	Accepted Bldg	0	Total	19,900

Pembroke
Name: PRENIER, JAMES M

Valuation Report

08/25/2014

Page 62

Map/Lot:

009-022

Account: 694 Card: 1 of 1

Location:

1 GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1 B1894P114

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
26.00	Acres-Rear Land 1 =<100	500.00	13,000	100%		13,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 27.00					Land Total	34,000

Dwelling Description

Replacement Cost New

Ranch	One Story	1,120 Sqft	Grade C 110	Base	72,331
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1070 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,416
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,121
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,375
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	924
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	Typical	Typical	Average	Typical	85,167
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	86%	100%	100%	73,244	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1995	50	C 100	455	Avq.	86%	100%	100%	391
2S Open Fr Porch	1995	336	C 110	5,923	Avq.	86%	100%	100%	5,094
Wood Deck	1995	120	C 110	932	Avq.	86%	100%	100%	802
Outbuilding Total									6,287

Acpt Land

34,000

Accepted Bldg

79,500

Total

113,500

Pembroke
Name: PRESTON, DEAN

Valuation Report

08/25/2014
Page 63
016-023-001
580 US RTE 1

Account: 205 Card: 1 of 1
Map/Lot: Location:

Neighborhood 10 Route 1

Zoning/Use Residential 1
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 10/25/2005
Sale Price 128,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
2.85	Acres-Rear Land 1 =<100	500.00	1,425	100%		1,425
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.85						Land Total 22,425

Dwelling Description

Replacement Cost New

Conventional	Two & 1/2 Story	702 Sqft	Grade B 110	Base	121,686
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	2,143
Rooms	5				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	2,516
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	Modern	Modern	Good	Typical	126,345
Functional Obsolescence						Value(Rcnld)
None		None		88%	100%	111,184

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Unfinished Attic	1987	672	B 110	3,773	Good	88%	100%	100%	3,320
Frame Garage	1987	880	C 100	13,322	Avg.	82%	100%	100%	10,924
Finished Attic	1987	480	C 100	10,668	Avg.	82%	100%	100%	8,748
Frame Garage	1987	672	B 110	14,393	Good	88%	100%	100%	12,666
Encl Frame Porch	1987	36	B 110	2,110	Good	88%	100%	100%	1,857
Wood Deck	2004	144	B 110	1,316	Good	88%	100%	100%	1,158
Wood Deck	2004	392	B 110	3,181	Good	88%	100%	100%	2,799
Wood Deck	2004	204	B 110	1,768	Good	88%	100%	100%	1,556
Outbuilding Total									43,028

Acpt Land

22,400

Accepted Bldg

154,200

Total

176,600

Pembroke
Name: PRESTON, DEAN A

Valuation Report

08/25/2014
Page 64
017-029+030
EAST RIVER RD

Account: 327 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 16 East River Rd

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

Sale Data	
Sale Date	08/02/2010
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
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
21.00	Acres-Rear Land 1 =<100	500.00	10,500	100%		10,500
Total Acres 21.00				Land Total		10,500
Accpt Land		10,500	Accepted Bldg		0	Total 10,500

Pembroke

Valuation Report

08/25/2014

Name: PRESTON, DENNIS

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LEIGHTON, HEIDI

Map/Lot:

007-010-001

Account: 1031 Card: 1 of 1

Location:

OX COVE RD

Neighborhood 6 Ox Cove Rd

Sale Data

Sale Date	05/20/2009
Sale Price	20,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use	Residential 1
Topography	Above Street
Utilities	NoneNone
Street	Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
34.00	Acres-Rear Land 1 =<100	500.00	17,000	100%		17,000
Total Acres 34.00				Land Total		17,000
Accpt Land	17,000	Accepted Bldg	0	Total		17,000

Pembroke
Name: PRESTON, EVELYN

Valuation Report

08/25/2014

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Map/Lot:

012-005

Account: 792 Card: 1 of 1

Location:

613 AYERS JCT RD

Neighborhood 11 Route 214

Zoning/Use Residential 1
Topography Rolling
Utilities Dug WellSeptic System
Street Paved

Sale Data
Sale Date 09/01/1999
Sale Price 14,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
29.00	Acres-Rear Land 1 =<100	500.00	14,500	100%		14,500
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 30.00						Land Total 34,300

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	320 Sqft	Grade D 100	Base	39,910
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-1,102
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-2,001
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,537
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-236
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1875	1950	Obsolete	Old Type	Poor	Typical	35,034
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		20%	49% 100%	3,433

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1920	200	D 100	6,594	Poor	20%	100%	100%	1,319
One Story Frame	1920	60	D 100	1,455	Poor	20%	100%	100%	291
Frame Shed	1920	60	D 100	1,593	Fair	30%	100%	100%	478
Outbuilding Total									2,088

Acpt Land

34,300

Accepted Bldg

5,500

Total

39,800

Pembroke
Name: PRICKETT, H LESLIE

Valuation Report

08/25/2014
Page 67
007-003+004
OX COVE RD

Account: 600 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 6 Ox Cove Rd
Tree Growth 1997
Zoning/Use Rural
Topography Rolling
Utilities None
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 2011 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
179.00	Acres-Softwood	122.00	21,838	100%		21,838
147.49	Acres-Mixed Wood	126.00	18,584	100%		18,584
38.00	Acres-Hardwood	115.00	4,370	100%		4,370
4.00	Acres-Waste-Wet Land	50.00	200	100%		200
6.00	Acres-Rear Land 1 =<100	500.00	3,000	100%		3,000
Total Acres 374.49			Land Total			47,992
Acpt Land		48,000	Accepted Bldg	0	Total	48,000

Pembroke
Name: PRICKETT,H LESLIE

Valuation Report

08/25/2014

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Map/Lot:

004-029

Location:

OX COVE RD

Account: 491 Card: 1 of 1

Neighborhood 6 Ox Cove Rd
Tree Growth 1997
Zoning/Use Rural
Topography Rolling
Utilities None
Street Gravel

Sale Data	
Sale Date	12/01/1989
Sale Price	26,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 2011 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description		
Units	Method - Description	Price/Unit
70.00	Acres-Softwood	122.00
60.00	Acres-Mixed Wood	126.00
2.00	Acres-Hardwood	115.00
9.00	Acres-Waste-Wet Land	50.00
Total Acres 141.00		
Acpt Land		16,800
Accepted Bldg		0
Total		16,800

Pembroke
Name: PRICKETT,H LESLIE

Valuation Report

08/25/2014

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Map/Lot:

007-012

Location:

OX COVE RD

Account: 613 Card: 1 of 1

Neighborhood 6 Ox Cove Rd
Tree Growth 1997
Zoning/Use Rural
Topography Rolling
Utilities None
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 2011 Y Coordinate 0

Exemption(s) Land Schedule 1

			Land Description			
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
7.00	Acres-Softwood	122.00	854	100%		854
46.00	Acres-Mixed Wood	126.00	5,796	100%		5,796
Total Acres 53.00				Land Total		6,650
Accpt Land			6,700	Accepted Bldg		0
				Total		6,700

Pembroke
Name: PRICKETT,LESLIE

Valuation Report

08/25/2014

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Map/Lot:

007-005

Account: 603 Card: 1 of 2

Location:

179 OX COVE RD

Neighborhood 6 Ox Cove Rd

Zoning/Use Shore
Topography Rolling
Utilities Dug WellSeptic System
Street Gravel

Reference 1

Reference 2 WEST SECTION

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 14 19 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	75%	Excess Frt	49,500
400 X 220	\$/FF -Tidal Ocean	330.00	132,000	50%	Excess Frt	66,000
900 X 220	\$/FF -Tidal Ocean	330.00	297,000	15%	Excess Frt	44,550
700 X 220	\$/FF -Tidal Ocean	330.00	231,000	15%	Excess Frt	34,650
2.00	# -Lot Improvements	3,000.00	6,000	90%		5,400
22.35	Acres-Rear Land 1 =<100	500.00	11,175	100%		11,175
Total Acres 34.48						Land Total 277,275

Dwelling Description

Replacement Cost New

Other	One & 1/2 Story	552 Sqft	Grade C 110	Base	66,539
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	552 Sqft, Grade C	Basement Gar	None	Fin Bsmt	5,343
Heating	100% Hot Water BB	Cooling	0% None	Heat	829
Rooms	9				
Bedrooms	3	Add Fixtures	3		
Baths	2	Half Baths	0	Plumbing	4,125
Attic	None			Attic	0
FirePlaces	2			Fireplace	4,950
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1970	Modern	Typical	Good	Typical	81,786
Functional Obsolescence						Value(Rcnld)
None						57,250

Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Story Frame	1970	320	C 110	10,408	Good	70%	100%	100%	7,286
Unfin Basement	1970	320	C 110	6,406	Good	70%	100%	100%	4,484
1 & 1/2 Story Fr	1970	432	C 110	19,107	Good	70%	100%	100%	13,375
Unfin Basement	1970	432	C 110	7,197	Good	70%	100%	100%	5,038
Encl Frame Porch	1996	300	C 100	5,349	Avq.	87%	100%	100%	4,654
Stable w/Loft	1970	962	C 100	17,767	Avq.	72%	100%	100%	12,792
Frame Shed	1970	444	C 100	7,438	Avq.	72%	90%	100%	4,820
Plumbinq Fixture	1970	3	C 100	1,428	Avq.	72%	100%	100%	1,028
Outbuilding Total									53,477

Acpt Land

277,300

Accepted Bldg

110,700

Total

388,000

Pembroke
Name: PRICKETT,LESLIE

Valuation Report

08/25/2014
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007-005
OX COVE RD

Account: 603 Card: 2 of 2 Map/Lot:
Location:

Neighborhood 6 Ox Cove Rd

Zoning/Use Shore
Topography Rolling
Utilities Dug WellSeptic System
Street Gravel

Reference 1
Reference 2 EAST SECTION
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 14 19 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
900 X 220	\$/FF -Tidal Ocean	330.00	297,000	15%	Excess Frt	44,550
500 X 220	\$/FF -Tidal Ocean	330.00	165,000	15%	Excess Frt	24,750
23.91	Acres-Rear Land 1 =<100	500.00	11,955	100%		11,955
Total Acres 30.99						Land Total 81,255

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1970	7200	D 100	85.364	Avq-	64%	100%	100%	54,633
Frame Shed	1970	1680	D 100	20.601	Avq-	64%	90%	100%	11,866
Stable w/Loft	1970	1400	C 100	24.157	Avq.	72%	100%	100%	17,393
Frame Shed	1970	840	C 100	13.104	Avq.	72%	90%	100%	8,492
Frame Shed	1970	120	D 100	2.297	Fair	57%	100%	100%	1,309
Outbuilding Total									93,693
Accpt Land		81,300	Accepted Bldg			93,700	Total		175,000

Pembroke
Name: PRICKETT,LESLIE

Valuation Report

08/25/2014

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Map/Lot:

007-005

Account: 603

Location:

OX COVE RD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	277,300	110,700	388,000	277,300	110,700	388,000
2	81,300	93,700	175,000	81,300	93,700	175,000
TOTAL	358,600	204,400	563,000	358,600	204,400	563,000

Neighborhood 2 Leighton Pt Rd

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,000.00	25,000	100%		25,000
29.00	Acres-Rear Land 1 =<100	500.00	14,500	100%		14,500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 30.00 Land Total						45,500

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,920 Sqft	Grade B 100	Base	122,621
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% Electric	Cooling	0% None	Heat	-2,342
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,757
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	Typical	Typical	Average	Typical	122,036
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		None		88%	90%	100%
						Value(Rcnld)
						96,653

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2008	64	D 100	1,617	Avq-	88%	100%	100%	1,423
Wood Deck	2008	80	D 100	511	Avq-	88%	100%	100%	450
Frame Garage	1950	280	E 100	2,915	Fair	43%	100%	100%	1,253
Frame Garage	2010	816	C 120	15,028	Avq+	95%	100%	100%	14,277
Outbuilding Total									17,403

Accpt Land

45,500

Accepted Bldg

114,100

Total

159,600

Pembroke
Name: PRIEST,BRIAN E & LISA C

Valuation Report

08/25/2014

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Map/Lot:

002-040

Account: 409 Card: 1 of 2

Location:

529 LEIGHTON PT RD



Pembroke
Name: PRIEST,BRIAN E & LISA C

Valuation Report

08/25/2014

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Map/Lot:

002-040

Account: 409 Card: 2 of 2

Location:

529 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Sites-Mobile Home Site	4,000.00	4,000	100%		4,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.00					Land Total	10,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
14Mobile Home	1985	14X66	D 100	24,181	Avg-	35%	50% 100%	4,232
Encl Frame Porch	2011	63	E 100	980	Avg.	95%	100% 100%	931
							Outbuilding Total	5,163
Acpt Land		10,000	Accepted Bldg			5,200	Total	15,200

Pembroke
Name: PRIEST,BRIAN E & LISA C

Valuation Report

08/25/2014

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Map/Lot:

002-040

Account: 409 Card: 2 of 2

Location:

529 LEIGHTON PT RD



Pembroke
Name: PRIEST,BRIAN E & LISA C

Valuation Report

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Map/Lot:

002-040

Account: 409

Location:

529 LEIGHTON PT RD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	45,500	114,100	159,600	45,500	114,100	159,600
2	10,000	5,200	15,200	10,000	5,200	15,200
TOTAL	55,500	119,300	174,800	55,500	119,300	174,800

Neighborhood 20 Factory Rd

Zoning/Use Shore
Topography Below Street
Utilities Dug WellSeptic System
Street Semi-Improved

Reference 1 B2723P201 (LIFE ESTATE)

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -River Front	110.00	22,000	100%		22,000
010 X 220	\$/FF -River Front	110.00	1,100	75%	Excess Frt	825
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 1.06						Land Total 27,625

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	620 Sqft	Grade C 100	Base	66,776
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	-310
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	-651
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition				Layout				Total
Built	Renovated	Kitchens	Baths	Condition	Typical			65,815
1890	1920	Typical	Typical	Average				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)	
None		None		50%	100%	100%	32,908	
Outbuildings/Additions/Improvements				Percent Good				Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
One Story Frame	1920	85	C 100	2,513	Avq.	50%	100%	100%
Two Story Frame	1920	416	C 100	18,206	Avq.	50%	100%	100%
Open Frame Porch	1920	50	C 100	750	Avq.	50%	100%	100%
Open Frame Porch	1920	112	C 100	1,422	Avq.	50%	100%	100%
Frame Shed	1920	288	D 100	4,269	Avq-	40%	90%	100%
Frame Shed	1920	320	E 100	2,831	Fair	30%	100%	100%
Outbuilding Total								13,831
Acpt Land		27,600	Accepted Bldg		46,700	Total		74,300

Pembroke

Valuation Report

08/25/2014

Name: PULK, BARBARA A (LIFE ESTATE)

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CUMMINGS, TAMARA

Map/Lot:

017-053+053-1

Account: 347 Card: 1 of 1

Location:

35 MIDDLE ST

Neighborhood 22 Middle Street

Zoning/Use Residential 1
 Topography Above Street
 Utilities Dug WellSeptic System
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.55	Acres-Homesite (Fract)	15,000.00	11,124	100%		11,124
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 0.55 Land Total						15,924

Dwelling Description

Replacement Cost New

Ranch	One Story	1,056 Sqft	Grade D 110	Base	57,149
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Crawl	Basement	-3,168
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-3,760
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
1968	0	Typical	Typical	Fair	Typical	50,221
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. %	Econ. %
Incomplete		None		55%	80%	100%
Outbuildings/Additions/Improvements						Value(Rcnld)
Description	Year	Units	Grade	RCN	Cond	Phy
Frame Shed	1968	280	E 100	2,545	Poor	45%
Percent Good						Value
						Rcnld
						1,145
Outbuilding Total						1,145

Acpt Land

15,900

Accepted Bldg

23,200

Total

39,100

Pembroke
Name: PULK, BEVERLY N

Valuation Report

08/25/2014

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Map/Lot:

013-041

Account: 865 Card: 1 of 1

Location:

EAST RIVER RD

Neighborhood 16 East River Rd
Tree Growth 1998
Zoning/Use Rural
Topography Rolling
Utilities None
Street Gravel

Sale Data	
Sale Date	11/01/1995
Sale Price	12,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 2 0 0

TG Update/Year.. 1998 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	Acres-Mixed Wood	15,000.00	11,124	100%		0
79.00	Acres-Rear Land 1 =<100	500.00	39,500	100%		39,500
1.00	Acres-Baselot (Fract)	7,000.00	7,000	100%		7,000
Total Acres 80.00				Land Total		46,500
Acpt Land		46,500	Accepted Bldg	0	Total	46,500

Pembroke
Name: PULK, WILLIAM

Valuation Report

08/25/2014

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Map/Lot:

015-004

Account: 117 Card: 1 of 1

Location:

343 OLD COUNTY RD

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 07/29/2005
Sale Price 25,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	15,000.00	10,607	100%		10,607
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.50						Land Total 16,607

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	368 Sqft	Grade D 100	Base	43,764
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-151
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	-317
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Typical	Typical	Poor	Typical	43,296
Functional Obsolescence				Phys. %	Func. %	Econ. %
Delapidation		None		20%	20%	100%
Outbuildings/Additions/Improvements						Value(Rcnld)
Description	Year	Units	Grade	RCN	Cond	Phy
1 & 3/4 Story Fr	1920	280	D 100	9,640	Poor	20%
Percent Good						Value
Outbuilding Total						386
Accpt Land						Accepted Bldg
16,600						2,100
Total						18,700

Pembroke
Name: PULK,ALLAN

Valuation Report

08/25/2014

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Map/Lot:

011-046-A

Account: 1112 Card: 1 of 1

Location:

EAST RIVER RD

Neighborhood 16 East River Rd

Zoning/Use Residential 1
Topography Level
Utilities None
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	2002	864	B 100	16,010	Avq.	90%	100%	100%	14,409
						Outbuilding Total			14,409
Accpt Land			0	Accepted Bldg		14,400	Total		14,400

Pembroke
Name: PULK,ALLAN H & TAMMY L

Valuation Report

08/25/2014

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Map/Lot:

011-047

Account: 777 Card: 1 of 1

Location:

268 EAST RIVER RD

Neighborhood 16 East River Rd

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

Reference 1 B2330P099 04/99

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -River Front	77.00	15,400	100%		15,400
200 X 220	\$/FF -River Front	77.00	15,400	75%	Excess Frt	11,550
200 X 220	\$/FF -River Front	77.00	15,400	50%	Excess Frt	7,700
2.00	Acres-Rear Land 1 =<100	350.00	700	100%		700
2.00	# -Lot Improvements	2,100.00	4,200	100%		4,200
Total Acres 5.03						Land Total 39,550

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	832 Sqft	Grade C 100	Base	74,755
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	3				
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	
1980	0	Typical	Typical	Average	Typical	74,755	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		78%	100%	100%	58,309

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1981	32	C 100	556	Avq.	78%	100%	100%	434
Frame Garage	1999	736	C 100	11,525	Avq.	88%	100%	100%	10,142
Wood Deck	1993	256	C 100	1,609	Avq.	85%	100%	100%	1,368
Wood Deck	1999	50	C 100	455	Avq.	88%	100%	100%	400
Unfinished Attic	1999	736	C 100	2,946	Avq.	88%	100%	100%	2,592
Encl Frame Porch	1999	128	C 100	2,888	Avq.	88%	100%	100%	2,541

Outbuilding Total 17,477

Acpt Land

39,600

Accepted Bldg

75,800 Total

115,400

Pembroke
Name: PULK,HERBERT

Valuation Report

08/25/2014

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Map/Lot:

011-046

Account: 775 Card: 1 of 1

Location:

243 EAST RIVER RD

Neighborhood 16 East River Rd

Zoning/Use Residential 1
Topography Rolling
Utilities Dug WellSeptic System
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
45.00	Acres-Rear Land 1 =<100	500.00	22,500	100%		22,500
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 46.00 Land Total						42,300

Dwelling Description

Replacement Cost New

Conventional	One Story	480 Sqft	Grade C 100	Base	41,781
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	-240
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	75% Hot Water BB	Cooling	0% None	Heat	-32
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	7,620
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-288
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1900	0	Old Type	Old Type	Below Average	Typical	48,841	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		40%	86%	100%	16,801

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1900	180	E 100	1,831	Poor	20%	100%	100%	366
Frame Shed	1900	900	E 50	3,490	Poor	20%	50%	100%	349
Encl Frame Porch	1970	75	C 100	2,131	Avq-	40%	100%	100%	852
Encl Frame Porch	1970	30	C 100	1,487	Avq-	40%	100%	100%	595
One Story Frame	1970	228	C 100	6,741	Avq-	40%	100%	100%	2,696
2S Frame Garage	2000	816	C 110	17,200	Avq.	89%	100%	100%	15,308
Outbuilding Total									20,166

Acpt Land

42,300

Accepted Bldg

37,000

Total

79,300

Pembroke
Name: PULK,RALPH E.

Valuation Report

08/25/2014

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Map/Lot:

011-006

Account: 735 Card: 1 of 1

Location:

165 LITTLE FALLS RD

Neighborhood 13 Little Falls Rd

Zoning/Use Shore
Topography Below Street
Utilities Dug Well
Street Semi-Improved

Reference 1 B0747P092

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 160	\$/FF -River Front	77.00	13,133	100%		13,133
400 X 160	\$/FF -River Front	77.00	26,266	15%	Restrictio	3,940
1.00	# -Lot Improvements	2,100.00	2,100	60%		1,260
1.00	# -Lot Improvements	2,100.00	2,100	100%		2,100
Total Acres 2.20 Land Total						20,433

Dwelling Description

Replacement Cost New

Other	One Story	608 Sqft	Grade SC100	Base	30,740
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood Posts/Rock	Basement	None	Basement	-5,259
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-803
Rooms	3				
Bedrooms	1	Add Fixtures	1		
Baths	0	Half Baths	0	Plumbing	-825
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal	SFLA	608	Insulation	-241
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1920	0	Obsolete	None	Fair	Inadeq.	23,612	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		30%	77%	100%	5,454

Acpt Land

20,400

Accepted Bldg

5,500

Total

25,900

Pembroke
Name: PULK,RAYMOND JR & BEVERLY M

Valuation Report

08/25/2014

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Map/Lot:

013-046

Account: 872 Card: 1 of 2

Location:

1362 RIDGE RD

Neighborhood 18 Robbinston Ridge

Zoning/Use Residential 1
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1

Reference 2 THIRD TRAILER

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 1 19 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
33.50	Acres-Rear Land 1 =<100	500.00	16,750	100%		16,750
4.00	# -Lot Improvements	3,000.00	12,000	100%		12,000
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 36.50						Land Total 76,750

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1930	576	E 100	4.763	Poor	20%	100%	100%	953
Frame Shed	1930	160	E 100	1.687	Poor	20%	90%	100%	303
Frame Garage	1970	1536	D 100	17.643	Avg-	64%	100%	100%	11,292
Frame Shed	1970	384	D 100	5.394	Avg-	64%	90%	100%	3,107
26Mobile Home..	1988	26X52	C 110	67.161	Avg.	40%	100%	100%	26,864
Frame Garage	1996	768	D 100	9.778	Avg.	87%	100%	100%	8,507
Unfinished Attic	1996	768	E 100	1.506	Avg-	81%	100%	100%	1,220
Wood Deck	1999	192	C 100	1.250	Avg.	88%	100%	100%	1,100
Wood Deck	1999	240	C 100	1.519	Avg.	88%	100%	100%	1,337
Concrete Slab...	1988	1352	C 100	1.893	Avg.	82%	100%	100%	1,552
Outbuilding Total									56,235

Accpt Land

76,800

Accepted Bldg

56,200

Total

133,000

Pembroke
Name: PULK,RAYMOND JR & BEVERLY M

Valuation Report

08/25/2014

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Map/Lot:

013-046

Account: 872 Card: 2 of 2

Location:

1362 RIDGE RD

Neighborhood 18 Robbinston Ridge

Zoning/Use Residential 1
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1
Reference 2 THIRD TRAILER & 4th Trailer (Shawn
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

				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	
Outbuildings/Additions/Improvements					Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1973	924	E 100	7.153	Poor	49%	100%	100%	3.505	
Frame Garage	1999	768	D 100	9.778	Avq-	83%	100%	100%	8.116	
14Mobile Home	1990	14X70	C 100	29.745	Avq.	40%	100%	100%	11.898	
Wood Deck	2000	64	D 100	437	Avq.	89%	100%	100%	389	
Frame Shed	2000	144	E 100	1.574	Poor	67%	90%	100%	950	
12Mobile Home	1975	12X60	C 100	22.554	Fair	28%	100%	100%	6.315	
Frame Shed	2007	1248	E 100	9.471	Fair	82%	100%	100%	7.766	
					Outbuilding Total				38,939	
Acpt Land		3,000		Accepted Bldg		38,900		Total	41,900	

Pembroke
Name: PULK,RAYMOND JR & BEVERLY M

Valuation Report

08/25/2014

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Map/Lot:

013-046

Location:

1362 RIDGE RD

Account: 872

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	76,800	56,200	133,000	76,800	56,200	133,000
2	3,000	38,900	41,900	3,000	38,900	41,900
TOTAL	79,800	95,100	174,900	79,800	95,100	174,900

Pembroke
Name: PULSIFER, STEPHEN S & ANGELA

Valuation Report

08/25/2014

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Map/Lot:

004-013

Account: 471 Card: 1 of 1

Location:

BRICKYARD RD

Neighborhood 8 Brickyard Rd

Zoning/Use Rural
Topography Rolling
Utilities None
Street Gravel

Sale Data	
Sale Date	01/15/2007
Sale Price	12,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
6.76	Acres-Rear Land 1 =<100	500.00	3,380	100%		3,380
Total Acres 7.76					Land Total	18,380

Accpt Land	18,400	Accepted Bldg	0	Total	18,400
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Pembroke
Name: PURCELL, JOAN E

Valuation Report

08/25/2014

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Map/Lot:

011-023-00A

Account: 754 Card: 1 of 1

Location:

299 LITTLE FALLS RD

Neighborhood 13 Little Falls Rd

Zoning/Use Shore
Topography Below Street
Utilities None
Street Semi-Improved

Sale Data	
Sale Date	10/01/1991
Sale Price	19,500
Sale Type	Land Only
Financing	Unknown
Verified	Other Source
Validity	Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -River Front	77.00	15,400	100%		15,400
200 X 220	\$/FF -River Front	77.00	15,400	75%	Excess Frt	11,550
200 X 220	\$/FF -River Front	77.00	15,400	50%	Excess Frt	7,700
600 X 220	\$/FF -River Front	77.00	46,200	15%	Excess Frt	6,930
5.00	Acres-Rear Land 1 =<100	350.00	1,750	100%		1,750
Total Acres 11.06					Land Total	43,330

Dwelling Description

Replacement Cost New

Conventional	One Story	576 Sqft	Grade D 100	Base	37,209
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	0 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-5,248
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-945
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	-512
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-472
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1994	0	Obsolete	Obsolete	Average	Typical	30,032	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		85%	61%	100%	15,572

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1994	288	D 100	4,245	Avg.	85%	61%	100%	2,201
Outbuilding Total									2,201

Acpt Land

43,300

Accepted Bldg

17,800 Total

61,100

Pembroke
Name: PUTNAM, DAVID W C

Valuation Report

08/25/2014

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Map/Lot:

001-017

Account: 231 Card: 1 of 1

Location:

LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Zoning/Use Shore
Topography Rolling
Utilities NoneNone
Street Semi-Improved

Sale Data	
Sale Date	11/01/1998
Sale Price	125,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Deep Ocean	440.00	88,000	100%		88,000
200 X 220	\$/FF -Deep Ocean	440.00	88,000	75%	Excess Frt	66,000
150 X 220	\$/FF -Deep Ocean	440.00	66,000	50%	Excess Frt	33,000
13.20	Acres-Rear Land 1 =<100	500.00	6,600	100%		6,600
Total Acres 15.98				Land Total		193,600

Acpt Land	193,600	Accepted Bldg	0	Total	193,600
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Pembroke
Name: QUINN,WILLIAM & MARY

Valuation Report

08/25/2014

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Map/Lot:

010-015

Account: 712 Card: 1 of 1

Location:

UPPER CROSS RD

Neighborhood 15 Cross Rd

Zoning/Use Rural
Topography Rolling
Utilities None
Street Gravel

Reference 1 B0714P124

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 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 1 = <100	500.00	25,000	100%		25,000
50.00	Acres-Rear Land 2 = 101-200	350.00	17,500	100%		17,500
22.37	Acres-Rear Land 3 = 201+	245.00	5,481	100%		5,481
Total Acres 122.37			Land Total			47,981
Acpt Land		48,000	Accepted Bldg		0	Total
						48,000

Pembroke
Name: QUINN,WILLIAM F & MARY C

Valuation Report

08/25/2014

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Map/Lot:

012-001

Account: 964 Card: 1 of 1

Location:

AYERS JCT RD

Neighborhood 11 Route 214

Zoning/Use Rural
Topography Rolling
Utilities None
Street Paved

Reference 1 B0714P124

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 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 1 = <100	500.00	25,000	100%		25,000
50.00	Acres-Rear Land 2 = 101-200	350.00	17,500	100%		17,500
110.00	Acres-Rear Land 3 = 201+	245.00	26,950	100%		26,950
Total Acres 210.00			Land Total			69,450
Acpt Land		69,500	Accepted Bldg		0	Total
						69,500

Pembroke
Name: QUINN,WILLIAM JR.

Valuation Report

08/25/2014

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Map/Lot:

011-027

Account: 997 Card: 1 of 1

Location:

AYERS JCT RD

Neighborhood 11 Route 214

Zoning/Use Rural
Topography Low
Utilities None
Street None

Reference 1 B0714P124

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
107.25	Acres-Rear Land 3 = 201+	245.00	26,276	100%		26,276
Total Acres 107.25				Land Total		26,276
Accpt Land		26,300	Accepted Bldg	0	Total	26,300

Pembroke

Valuation Report

08/25/2014

Name: RAMSDELL, JAMES

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BROOKS, TAMMY

Map/Lot:

014-036

Account: 30 Card: 1 of 1

Location:

196 OLD COUNTY RD

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
 Topography Level
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.77	Acres-Homesite (Fract)	15,000.00	13,162	100%		13,162
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
					Land Total	19,162

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	434 Sqft	Grade D 110	Base	51,307
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-686
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1987	Typical	Typical	Average	Typical	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	50%	100%	100%	25,310	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Stable w/Loft	1980	700	D 110	12,579	Avq.	78%	95%	100%	9,321
Encl Frame Porch	1987	150	D 100	2,626	Avq.	75%	100%	100%	1,970
One Story Frame	1987	341	D 110	9,096	Avq.	50%	100%	100%	4,548
Unfin Basement	1991	336	D 110	5,345	Avq.	50%	100%	100%	2,672
1 & 3/4 Story Fr	1991	336	D 110	12,725	Avq.	50%	50%	100%	3,181
Wood Deck	2000	144	D 110	885	Avq.	50%	100%	100%	442
Outbuilding Total									22,134

Acpt Land

19,200

Accepted Bldg

47,400

Total

66,600

Pembroke
Name: RAMSDELL, JAMES & TAMMY M

Valuation Report

08/25/2014

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Map/Lot:

016-026

Account: 208 Card: 1 of 1

Location:

US RTE 1

Neighborhood 10 Route 1

Zoning/Use Rural
Topography Rolling
Utilities NoneNone
Street Paved

Sale Data	
Sale Date	02/20/2013
Sale Price	20,000
Sale Type	Land Only
Financing	Unknown
Verified	Buyer
Validity	Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
9.00	Acres-Rear Land 1 =<100	500.00	4,500	100%		4,500
Total Acres 10.00				Land Total		19,500
Accpt Land		19,500	Accepted Bldg	0	Total	19,500

Pembroke

Valuation Report

08/25/2014

Name: RAMSDELL, JONATHAN R

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WILLIAMS-RAMSDELL, AMANDA J

Map/Lot:

014-033

Account: 28 Card: 1 of 1

Location:

170 OLD COUNTY RD

Neighborhood 12 Old Route 1

Sale Data

Sale Date 09/24/2009
 Sale Price 64,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use Residential 1
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.70	Acres-Rear Land 1 =<100	500.00	350	100%		350
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.70						Land Total 21,350

Dwelling Description**Replacement Cost New**

Conventional	One & 3/4 Story	660 Sqft	Grade C 100	Base	68,904
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	-330
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-693
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	1969	Typical	Typical	Average	Typical	67,881
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	50%	100%	100%	33,940	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1969	336	C 100	13,510	Avq.	50%	100%	100%	6,755
Wood Deck	1969	192	C 100	1,250	Avq.	50%	100%	100%	625
Frame Garage	2004	672	C 110	11,798	Avq.	91%	100%	100%	10,736
Unfinished Attic	1840	660	D 100	2,285	Avq.	50%	100%	100%	1,142
Wood Deck	1998	120	C 100	847	Avq.	50%	100%	100%	424
Concrete Slab...	1998	384	C 100	538	Avq.	50%	100%	100%	269
Outbuilding Total									19,951

Acpt Land

21,400

Accepted Bldg

53,900

Total

75,300

Pembroke
Name: RASER,THOMAS

Valuation Report

08/25/2014

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Account: 250 Card: 1 of 1

Map/Lot:
Location:

001-028-B
LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Zoning/Use Shore
Topography Rolling
Utilities NoneNone
Street Gravel

Reference 1 B0781P105

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Deep Ocean	440.00	88,000	100%		88,000
200 X 220	\$/FF -Deep Ocean	440.00	88,000	75%	Excess Frt	66,000
200 X 220	\$/FF -Deep Ocean	440.00	88,000	50%	Excess Frt	44,000
850 X 220	\$/FF -Deep Ocean	440.00	374,000	15%	Excess Frt	56,100
0.20	Acres-Rear Land 1 =<100	500.00	100	100%		100
Total Acres 7.52				Land Total		254,200
Acpt Land		254,200	Accepted Bldg		0	Total
						254,200

Pembroke
Name: RAUSCHER, JOANNE

Valuation Report

08/25/2014

Page 99

Map/Lot:

009-020

Account: 691 Card: 1 of 1

Location:

OLD COUNTY RD

Neighborhood 12 Old Route 1

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 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 1 =<100	500.00	25,000	100%		25,000
9.00	Acres-Rear Land 2 = 101-200	350.00	3,150	100%		3,150
Total Acres 59.00				Land Total		28,150
Accpt Land		28,200	Accepted Bldg	0	Total	28,200

Pembroke
Name: RAVLIN, JOYCE K.

Valuation Report

08/25/2014

Page 100

Map/Lot:

006-042

Account: 590 Card: 1 of 1

Location:

110 GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

Sale Data	
Sale Date	05/01/1995
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Related Parties

Zoning/Use Residential 1
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.24	Acres-Homesite (Fract)	15,000.00	7,348	100%		7,348
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.24						Land Total 13,348

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Story Frame	1980	384	C 100	11.354	Avq-	71%	100%	100%	8,061
Frame Shed	1920	280	E 100	2,545	Poor	20%	100%	100%	509
Outbuilding Total									8,570
Acpt Land		13,300	Accepted Bldg		8,600	Total		21,900	

Pembroke
Name: RAY,ANNE MRS

Valuation Report

08/25/2014

Page 101

Map/Lot:

003-007

Location:

LEIGHTON PT RD

Account: 419 Card: 1 of 1

Neighborhood 2 Leighton Pt Rd

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
27.00	Acres-Rear Land 1 =<100	500.00	13,500	100%		13,500
Total Acres 27.00				Land Total		13,500

Accpt Land	13,500	Accepted Bldg	0	Total	13,500
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Pembroke
Name: RAY,ANNE MRS

Valuation Report

08/25/2014

Page 102

Map/Lot:

003-013

Account: 425 Card: 1 of 1

Location:

40 RAYS LN

Neighborhood 2 Leighton Pt Rd

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Deep Ocean	440.00	88,000	100%		88,000
200 X 220	\$/FF -Deep Ocean	440.00	88,000	75%	Excess Frt	66,000
200 X 220	\$/FF -Deep Ocean	440.00	88,000	50%	Excess Frt	44,000
520 X 220	\$/FF -Deep Ocean	440.00	228,800	15%	Excess Frt	34,320
1.00	Acres-Homesite (Fract)	25,000.00	25,000	100%		25,000
25.30	Acres-Rear Land 1 =<100	500.00	12,650	100%		12,650
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 31.96						Land Total 275,970

Dwelling Description

Replacement Cost New

Conventional	One Story	440 Sqft	Grade D 100	Base	33,032
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	0 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-3,739
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,902
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	-512
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-216
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1969	0	Obsolete	Obsolete	Below Average	Typical	26,663			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		No Electricity..		64%	81%	90%	12,440		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1 & 1/2 Storv Fr	1979	320	E 100	6,433	Poor	53%	10%	90%	307
Frame Garaqe	1979	240	E 100	2,666	Poor	53%	10%	90%	127
Outbuilding Total									434
Acpt Land		276,000	Accepted Bldg		12,900	Total		288,900	

Pembroke
Name: RAYE,DONALD W

Valuation Report

08/25/2014
Page 103
012-008
AYERS JCT RD

Account: 793 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 11 Route 214
Tree Growth 1996
Zoning/Use Rural
Topography Rolling
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 6 0
TG Update/Year.. 2007 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
115.00	Acres-Softwood	122.00	14,030	100%		14,030
12.00	Acres-Mixed Wood	126.00	1,512	100%		1,512
Total Acres 127.00			Land Total			15,542
Accpt Land		15,500	Accepted Bldg	0	Total	15,500

Pembroke
Name: READER, WILLIAM W

Valuation Report

08/25/2014

Page 104

Map/Lot:

003-014

Account: 426 Card: 1 of 1

Location:

680 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

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

Sale Data
Sale Date 10/09/2009
Sale Price 135,000
Sale Type Land & Buildings
Financing Unknown
Verified Other Source
Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Deep Ocean	440.00	88,000	100%		88,000
200 X 220	\$/FF -Deep Ocean	440.00	88,000	75%	Excess Frt	66,000
200 X 220	\$/FF -Deep Ocean	440.00	88,000	50%	Excess Frt	44,000
366 X 220	\$/FF -Deep Ocean	440.00	161,040	15%	Excess Frt	24,156
1.00	Acres-Homesite (Fract)	25,000.00	25,000	100%		25,000
28.41	Acres-Rear Land 1 =<100	500.00	14,205	100%		14,205
2.00	# -Lot Improvements	3,000.00	6,000	80%		4,800
Total Acres 34.29						Land Total 266,161

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	480 Sqft	Grade C 100	Base	59,329
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	0% Not Heated	Cooling	0% None	Heat	-3,520
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,875
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1886	1999	Old Type	Old Type	Below Average	Typical	53,934
Functional Obsolescence						Value(Rcnld)
Incomplete		None		Phys. % 40%	Func. % 45%	9,708

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1886	320	C 100	12,866	Avq-	40%	50%	100%	2,573
Unfin Basement	1886	320	C 100	5,824	Avq-	40%	50%	100%	1,165
Frame Garage	1997	255	C 100	5,517	Avq.	87%	100%	100%	4,800
Stable w/Loft	1886	1085	D 110	17,644	Avq.	50%	100%	100%	8,822
Unfin Basement	1998	480	C 100	6,852	Avq-	40%	50%	100%	1,370
Frame Shed	1886	364	E 100	3,147	Poor	20%	50%	100%	314
Outbuilding Total									19,044

Acpt Land

266,200

Accepted Bldg

28,800 **Total**

295,000

Pembroke
Name: REED, CAROLYN A

Valuation Report

08/25/2014

Page 105

Map/Lot:

010-031

Account: 730 Card: 1 of 1

Location:

265 AYERS JCT RD

Neighborhood 11 Route 214

Zoning/Use Residential 1
Topography Below Street
Utilities Dug WellSeptic System
Street Semi-Improved

Sale Data	
Sale Date	10/26/2007
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

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
19.00	Acres-Rear Land 1 =<100	500.00	9,500	100%		9,500
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 20.00						Land Total 29,300

Dwelling Description

Replacement Cost New

Conventional	One Story	540 Sqft	Grade D 110	Base	39,714
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	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	1964	Old Type	Old Type	Fair	Typical	39,714
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		30%	86%	100%
						Value(Rcnld) 10,246

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1900	240	D 110	6,402	Fair	30%	100%	100%	1,921
Wood Deck	1964	384	D 110	2,097	Fair	30%	100%	100%	629
Stable w/Loft	1900	864	E 50	4,085	Poor	20%	100%	100%	817
Outbuilding Total									3,367

Accpt Land

29,300

Accepted Bldg

13,600

Total

42,900

Pembroke
Name: REED, DAN & CAROLYN

Valuation Report

08/25/2014

Page 106

Map/Lot:

009-006-00B

Account: 678 Card: 1 of 1

Location:

31 EAST RIVER RD

Neighborhood 16 East River Rd

Zoning/Use Residential 1
Topography Rolling
Utilities None
Street Semi-Improved

Sale Data
Sale Date 03/13/2012
Sale Price 17,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.70	Acres-Rear Land 1 =<100	500.00	350	100%		350
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
0.36	Acres-Rear Land 1 =<100	500.00	180	100%		180
Total Acres 2.06						Land Total 21,530

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1990	144	D 100	2,580	Ava.	83%	100%	100%	2,141
Wood Deck	1994	324	D 100	1,631	Poor	63%	100%	100%	1,028
8Mobile Home	1991	28X52	C 110	70,402	Ava-	35%	70%	100%	17,248
Concrete Slab...	1991	1404	C 100	1,966	Ava.	84%	100%	100%	1,651
Outbuilding Total									22,068

Acpt Land

21,500

Accepted Bldg

22,100

Total

43,600

Pembroke
Name: REMILLARD, PAUL

Valuation Report

08/25/2014

Page 107

Map/Lot:

014-007

Account: 8 Card: 1 of 1

Location:

LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Zoning/Use Residential 1
Topography Above Street
Utilities Dug WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 02/04/2010
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

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Homesite (Fract)	25,000.00	11,180	100%		11,180
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 0.20						Land Total 15,980

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	456 Sqft	Grade D 100	Base	45,591
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-1,292
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	-337
Unfin. Living Area	50%			Unfinished	-2,244

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1985	Typical	None	Fair	Typical	41,718
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	30%	86%	100%	10,763	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1 & 3/4 Story Fr	1900	255	D 100	8,779	Fair	30%	100%	100%	2,634
One Story Frame	1985	204	D 100	4,946	Fair	30%	100%	100%	1,484
Open Frame Porch	1900	105	D 100	1,105	Fair	30%	100%	100%	331
Frame Shed	1900	342	E 100	2,989	Poor	20%	75%	100%	448
Outbuilding Total									4,897

Acpt Land

16,000

Accepted Bldg

15,700

Total

31,700

Pembroke
Name: RENAUD,HERBERT

Valuation Report

08/25/2014

Page 108

Map/Lot:

017-013

Account: 313 Card: 1 of 1

Location:

86 LITTLE FALLS RD

Neighborhood 13 Little Falls Rd

Zoning/Use Residential 1
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.37	Acres-Homesite (Fract)	15,000.00	9,124	100%		9,124
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.37 Land Total						15,124

Dwelling Description

Replacement Cost New

Conventional	Two Story	340 Sqft	Grade D 100	Base	42,124
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood Posts/Rock	Basement	None	Basement	-4,666
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-2,493
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	-335
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1880	0	Old Type	Old Type	Poor	Typical	34,630	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation		None		20%	18%	100%	1,247

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1900	254	E 50	1,179	Poor	20%	20%	100%	47
Frame Shed	1900	140	E 50	773	Poor	20%	20%	100%	31
Two Story Frame	1900	224	D 100	8,039	Poor	20%	20%	100%	322
Outbuilding Total									400

Acpt Land

15,100

Accepted Bldg

1,600

Total

16,700

Pembroke
Name: RENAUD,HERBERT

Valuation Report

08/25/2014

Page 109

Map/Lot:

017-014

Account: 314 Card: 1 of 1

Location:

92 LITTLE FALLS RD

Neighborhood 13 Little Falls Rd

Zoning/Use Residential 1
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 05/01/2000
Sale Price 23,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2428P139 05/00

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.80	Acres-Rear Land 1 =<100	500.00	400	100%		400
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 1.80						Land Total 20,200

Dwelling Description

Replacement Cost New

Ranch	One Story	1,056 Sqft	Grade C 100	Base	63,358
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	961
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	-634
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1969	0	Typical	Typical	Poor	Typical	63,685
Functional Obsolescence				Phys. %	Func. %	Econ. %
Delapidation		None		46%	60%	100%
						Value(Rcnld) 17,577

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Shed	1992	720	D 100	9,337	Poor	62%	100%	100%		5,789
Outbuilding Total										5,789

Acpt Land

20,200

Accepted Bldg

23,400

Total

43,600

Neighborhood 11 Route 214

Zoning/Use Residential 1
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 1 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
11.50	Acres-Rear Land 1 =<100	500.00	5,750	100%		5,750
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 12.50 Land Total						26,750

Dwelling Description

Replacement Cost New

Ranch	One Story	1,188 Sqft	Grade C 110	Base	75,133
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	392 Sqft, Grade C	Basement Gar	None	Fin Bsmt	3,450
Heating	100% Gravity Warm	Cooling	0% None	Heat	-653
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

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Typical	Typical	Above Average	Typical	77,930
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		79%	100%	100%
						Value(Rcnld)
						61,565

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1975	956	C 110	15.698	Avq+	79%	90%	100%	11,161
Wood Deck	1975	260	C 110	1.795	Avq+	79%	100%	100%	1,418
2S Frame Shed	1975	336	D 100	7.119	Avq.	75%	100%	100%	5,339
Frame Shed	2000	880	D 100	11.215	Avq-	83%	100%	100%	9,308
Outbuilding Total									27,226

Accpt Land

26,800

Accepted Bldg

88,800

Total

115,600

Pembroke
Name: RICE, JANICE E

Valuation Report

08/25/2014

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Map/Lot:

016-023

Account: 932 Card: 1 of 2

Location:

6 RICE WAY

Neighborhood 10 Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
0.38	Acres-Rear Land 1 =<100	500.00	190	100%		190
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
16.42	Acres-Rear Land 1 =<100	500.00	8,210	100%		8,210
Total Acres 18.80 Land Total						44,400

Dwelling Description

Replacement Cost New

Ranch	One Story	1,232 Sqft	Grade C 110	Base	76,946
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-8,501
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	110% Hot Water BB	Cooling	0% None	Heat	1,763
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,375
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,232	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2006	0	Modern	Modern	Average	Typical	71,583	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		92%	100%	100%	65,856

Acpt Land

44,400

Accepted Bldg

65,900

Total

110,300

Pembroke
Name: RICE, JANICE E

Valuation Report

08/25/2014
Page 112
016-023
602 US RTE 1

Account: 932 Card: 2 of 2 Map/Lot:
Location:

Neighborhood 10 Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 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 Story	672 Sqft	Grade C 100	Base	48,973
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	-6,597
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,344
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			
1995	0	Typical	Typical	Below Average	Typical	41,032			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)		
None		None		80%	100%	100%	32,826		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnd
Open Frame Porch	1995	96	C 100	1,249	Avq-	80%	100%	100%	999
Encl Frame Porch	1995	72	C 100	2,087	Avq-	80%	100%	100%	1,670
Frame Shed	1988	140	E 100	1,544	Poor	59%	100%	100%	911
				Outbuilding Total			3,580		
Acpt Land		6,000		Accepted Bldg		36,400		Total	42,400

Pembroke
Name: RICE, JANICE E

Valuation Report

08/25/2014
Page 113
016-023
602 US RTE 1

Account: 932

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	44,400	65,900	110,300	44,400	65,900	110,300
2	6,000	36,400	42,400	6,000	36,400	42,400
TOTAL	50,400	102,300	152,700	50,400	102,300	152,700

Pembroke

Valuation Report

08/25/2014

Name: RICHARDSON III, GEORGE F

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RICHARDSON, JOAN M

Map/Lot:

006-033

Account: 579 Card: 1 of 1

Location:

119 HERSEY RD

Neighborhood 9 Centennial Rd

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

Sale Data
 Sale Date 06/01/1994
 Sale Price 28,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Other Source
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
200 X 220	\$/FF -River Front	110.00	22,000	75%	Excess Frt	16,500
200 X 220	\$/FF -River Front	110.00	22,000	50%	Excess Frt	11,000
100 X 220	\$/FF -River Front	110.00	11,000	15%	Excess Frt	1,650
5.00	Acres-Rear Land 1 =<100	500.00	2,500	100%		2,500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 8.54						Land Total 103,650

Dwelling Description

Replacement Cost New

Conventional	One Story	1,456 Sqft	Grade C 110	Base	86,176
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	1,457
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,375
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,201
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	Typical	Typical	Average	Typical	90,209
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		87%	100%	100%
						Value(Rcnld) 78,482

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1997	168	C 110	3,807	Avq.	87%	100%	100%	3,312
Frame Garage	1997	576	C 100	9,527	Avq.	87%	100%	100%	8,288
Wood Deck	1997	144	C 110	1,079	Avq.	87%	100%	100%	939
Outbuilding Total									12,539

Acpt Land

103,700

Accepted Bldg

91,000

Total

194,700

Pembroke
Name: RICHARDSON, MARGARET M

Valuation Report

08/25/2014

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Map/Lot:

014-001-A

Account: 110 Card: 1 of 1

Location:

LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Zoning/Use Rural
Topography Level
Utilities NoneNone
Street Semi-Improved

Sale Data
Sale Date 04/01/2008
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

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	15,000.00	7,500	100%		7,500
Total Acres 0.25						Land Total 7,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
Frame Shed	1996	600	D 100	7.930	Avq-	81%	100% 100%	6,423
Outbuilding Total								6,423

Accpt Land	7,500	Accepted Bldg	6,400	Total	13,900
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Neighborhood 2 Leighton Pt Rd

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

Sale Data
Sale Date 04/01/2008
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

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 140	\$/FF -River Front	110.00	17,550	100%		17,550
005 X 120	\$/FF -River Front	110.00	406	75%	Excess Frt	305
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.65						Land Total 23,855

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	520 Sqft	Grade C 100	Base	61,456
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp 1/2 Bmt	Basement	-1,684
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,250
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-409
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1991	Typical	Typical	Excellent	Typical	60,613
Functional	Obsolescence	Economic	Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnld)
None	None	None	None	80%	100%	48,490

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1992	60	C 100	511	Exc.	91%	100%	100%	465
1 & 3/4 Storv Fr	1991	400	C 110	18,474	Exc.	91%	100%	100%	16,811
Unfin Basement	1991	400	C 110	6,972	Avq.	84%	100%	100%	5,856
Frame Garage	1991	576	C 110	10,479	Avq.	84%	100%	100%	8,802
Wood Deck	1992	200	C 100	1,295	Avq.	84%	100%	100%	1,088
Wood Deck	1992	144	C 100	981	Avq.	84%	100%	100%	824
One Story Frame	1992	300	C 100	8,870	Avq+	87%	100%	100%	7,717
Unfin Basement	1992	300	C 100	5,695	Avq.	84%	100%	100%	4,784
Outbuilding Total									46,347

Acpt Land

23,900

Accepted Bldg

94,800

Total

118,700

Pembroke
Name: RIO NORTON ENTERPRISES,LLC

Valuation Report

08/25/2014

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Map/Lot:

014-077-001

Account: 75 Card: 1 of 1

Location:

HARDY POINT RD

Neighborhood 20 Factory Rd

Sale Data	
Sale Date	07/17/2003
Sale Price	70,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Partial Interest

Zoning/Use Shore
Topography Rolling
Utilities NoneNone
Street Gravel

Reference 1 B1457P248 & B1472P280

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
190 X 220	\$/FF -Tidal Ocean	330.00	62,700	100%		62,700
2.74	Acres-Rear Land 1 =<100	500.00	1,370	100%		1,370
Total Acres 3.70					Land Total	64,070
Accpt Land		64,100	Accepted Bldg		0	Total
						64,100

Pembroke
Name: RIO NORTON ENTERPRISES,LLC

Valuation Report

08/25/2014

Page 118

Map/Lot:

014-077-003

Location:

HARDY POINT RD

Account: 78 Card: 1 of 1

Neighborhood 20 Factory Rd

Sale Data	
Sale Date	07/17/2003
Sale Price	70,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Partial Interest

Zoning/Use Shore
Topography Rolling
Utilities NoneNone
Street Gravel

Reference 1 B1457P248 & B1472P280

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66.000	100%		66,000
144 X 028	\$/FF -Tidal Ocean	330.00	16.953	75%	Excess Frt	12,715
0.00	Acres-Rear Land 1 =<100	3,000.00	6.000	100%		0
Total Acres 1.10			Land Total			78,715
Acpt Land		78,700	Accepted Bldg		0	Total
						78,700

Pembroke
Name: RIO NORTON ENTERPRISES,LLC

Valuation Report

08/25/2014

Page 119

Map/Lot:

014-077-002

Account: 79 Card: 1 of 1

Location:

HARDY POINT RD

Neighborhood 20 Factory Rd

Zoning/Use Shore
Topography Rolling
Utilities NoneNone
Street Gravel

Sale Data	
Sale Date	07/17/2003
Sale Price	70,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Partial Interest

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
100 X 220	\$/FF -Tidal Ocean	330.00	33,000	75%	Excess Frt	24,750
0.48	Acres-Rear Land 1 =<100	500.00	240	100%		240
Total Acres 2.00				Land Total		90,990

Acpt Land

91,000

Accepted Bldg

0 **Total**

91,000

Pembroke
Name: RIO NORTON ENTERPRISES,LLC

Valuation Report

08/25/2014

Page 120

Map/Lot:

014-077-004

Account: 81 Card: 1 of 1

Location:

HARDY POINT RD

Neighborhood 20 Factory Rd

Sale Data	
Sale Date	07/17/2003
Sale Price	70,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Partial Interest

Zoning/Use Shore
Topography Rolling
Utilities NoneNone
Street Gravel

Reference 1 B1457P248 & B1472P280

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
159 X 220	\$/FF -Tidal Ocean	330.00	52,470	100%		52,470
0.03	Acres-Rear Land 1 =<100	500.00	15	100%		15
Total Acres 0.83			Land Total			52,485
Accpt Land		52,500	Accepted Bldg		0	Total
						52,500

Valuation Report

08/25/2014

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Map/Lot:

010-030

Account: 729 Card: 1 of 1

Location:

217 AYERS JCT RD

Neighborhood 11 Route 214

Zoning/Use Residential 1
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 09/13/2006
Sale Price 81,729
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
7.60	Acres-Waste-Wet Land	50.00	380	100%		380
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 8.60						Land Total 21,380

Dwelling Description

Replacement Cost New

Conventional	Two Story	500 Sqft	Grade C 100	Base	62,944
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	-700
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	Typical	Typical	Below Average	Inadeq.	62,244
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		69%	90%	100%
						Value(Rcnd)
						38,654

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Two Story Frame	1977	675	D 100	24,223	Avq-	69%	100%	100%	16,714
Unfinished Attic	1977	675	D 100	2,310	Avq-	69%	60%	100%	956
Unfin Basement	1977	675	D 100	6,646	Avq-	69%	100%	100%	4,586
Frame Shed	1977	25	D 100	1,183	Avq-	69%	100%	100%	816
Frame Shed	1977	81	E 100	1,123	Avq-	69%	100%	100%	775
Encl Frame Porch	1977	84	D 100	1,852	Avq-	69%	70%	100%	895
Wood Deck	2010	330	D 100	1,659	Avq-	89%	100%	100%	1,477
Frame Shed	1977	320	E 100	2,831	Fair	62%	100%	100%	1,755
Outbuilding Total									27,974

Acpt Land

21,400

Accepted Bldg

66,600

Total

88,000

Pembroke
Name: RIQUIER, PIERRE L & DANA C

Valuation Report

08/25/2014

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Map/Lot:

010-030

Location:

217 AYERS JCT RD

Account: 729 Card: 1 of 1



Pembroke
Name: RIQUIER,ROGER

Valuation Report

08/25/2014

Page 123

Map/Lot:

011-019

Account: 749 Card: 1 of 1

Location:

7 RIQUIER LN

Neighborhood 13 Little Falls Rd

Zoning/Use Residential 1
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 2 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
13.00	Acres-Rear Land 1 =<100	500.00	6,500	100%		6,500
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
2.00	# -Lot Improvements	3,000.00	6,000	50%	Vacancy	3,000
Total Acres 14.00 Land Total						27,500

Dwelling Description

Replacement Cost New

Cape Cod	One Story	884 Sqft	Grade D 110	Base	51,337
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	-2,757
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	85% Forced Warm	Cooling	0% None	Heat	-359
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,248
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-797
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1819	0	Typical	Typical	Below Average	Typical	48,672	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		40%	86%	100%	16,743

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1985	630	D 100	8,281	Avq-	74%	100%	100%	6,128
One Story Frame	1985	338	D 110	9,015	Avq.	80%	90%	100%	6,491
One Story Frame	1985	168	D 110	4,480	Avq.	80%	90%	100%	3,226
Frame Shed	1998	100	D 100	2,064	Avq-	82%	90%	100%	1,523
Frame Shed	1992	620	D 100	8,163	Avq-	78%	90%	100%	5,730
Wood Deck	1998	294	E 100	910	Avq-	82%	100%	100%	746

Outbuilding Total 23,844

Acpt Land

27,500

Accepted Bldg

40,600

Total

68,100

Pembroke
Name: RIQUIER,ROGER

Valuation Report

08/25/2014

Page 124

Map/Lot:

011-020

Account: 750 Card: 1 of 1

Location:

LITTLE FALLS RD

Neighborhood 13 Little Falls Rd

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
36.00	Acres-Rear Land 1 = <100	500.00	18,000	100%		18,000
11.00	Acres-Rear Land 2 = 101-200	350.00	3,850	100%		3,850
Total Acres 47.00			Land Total			21,850
Accpt Land		21,900	Accepted Bldg		0	Total
						21,900

Pembroke
Name: RITCHIE, ANTHONY & BOBBIE

Valuation Report

08/25/2014

Page 125

Map/Lot:

015-028

Account: 138 Card: 1 of 1

Location:

67 MIDDLE ST

Neighborhood 22 Middle Street

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 09/01/2002
Sale Price 24,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
2.60	Acres-Rear Land 1 =<100	500.00	1,300	100%		1,300
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.60						Land Total 22,300

Dwelling Description

Replacement Cost New

Cape Cod	One Story	960 Sqft	Grade C 100	Base	59,762
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	-1,920
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	10,740
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1960	2004	Typical	Typical	Average	Typical	68,582				
Functional	Obsolescence	Economic	Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)			
Incomplete		None		66%	85%	100%	38,475			
Outbuildings/Additions/Improvements						Value				
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnd
Frame Shed	2003	120	E 100	1,400	Avq.	91%	100%	100%		1,274
Outbuilding Total										1,274
Acpt Land		22,300		Accepted Bldg		39,700		Total		62,000

Pembroke
Name: ROB,CAROLINE

Valuation Report

08/25/2014

Page 126

Map/Lot:

006-027

Account: 572 Card: 1 of 1

Location:

HERSEY RD

Neighborhood 9 Centennial Rd

Zoning/Use Shore
Topography Rolling
Utilities None
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	75%	Excess Frt	49,500
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	50%	Excess Frt	33,000
900 X 220	\$/FF -Tidal Ocean	330.00	297,000	15%	Excess Frt	44,550
250 X 220	\$/FF -Tidal Ocean	330.00	82,500	15%	Excess Frt	12,375
15.00	Acres-Rear Land 1 =<100	500.00	7,500	100%		7,500
Total Acres 23.84			Land Total			212,925
Acpt Land		212,900	Accepted Bldg		0	Total
						212,900

Pembroke
Name: ROBINSON, JEFFREY

Valuation Report

08/25/2014

Page 127

Map/Lot:

017-017

Account: 318 Card: 1 of 1

Location:

107 LITTLE FALLS RD

Neighborhood 13 Little Falls Rd

Zoning/Use Shore
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 02/26/2013
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

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -River Front	77.00	15,400	100%		15,400
140 X 220	\$/FF -River Front	77.00	10,780	75%	Excess Frt	8,085
1.00	Acres-Homesite (Fract)	10,500.00	10,500	100%		10,500
0.07	Acres-Rear Land 1 =<100	350.00	25	100%		25
2.00	# -Lot Improvements	2,100.00	4,200	100%		4,200
Total Acres 2.79						Land Total 38,210

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	928 Sqft	Grade C 100	Base	79,001
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	1,478
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,500
Insulation	Minimal			Insulation	-974
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Old Type	Typical	Average	Typical	82,005
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		50%	95%	100%
						38,952

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1988	176	C 100	1.161	Avq.	50%	100%	100%	580
Frame Shed	1988	144	E 100	1.574	Poor	59%	100%	100%	929
Frame Garage	1989	768	C 100	11.924	Avq.	50%	100%	100%	5,962
Encl Frame Porch	1900	256	C 100	4,719	Avq.	50%	100%	100%	2,360
Encl Frame Porch	1900	224	C 100	4,262	Avq.	50%	100%	100%	2,131
Encl Frame Porch	1900	48	C 100	1,744	Avq.	50%	100%	100%	872
Outbuilding Total									12,834

Acpt Land

38,200

Accepted Bldg

51,800

Total

90,000

Pembroke
Name: ROBINSON, JEFFREY A

Valuation Report

08/25/2014

Page 128

Map/Lot:

013-055-001

Account: 882 Card: 1 of 1

Location:

427 STATION RD

Neighborhood 18 Robbinston Ridge

Zoning/Use Residential 1
Topography Low
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 12/01/1995
Sale Price 54,500
Sale Type Land & Buildings
Financing
Verified
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	90%		13,500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00			Land Total			19,500

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	576 Sqft	Grade C 100	Base	61,713
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	-6,054
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
1988	0	Old Type	Typical	Above Average	Typical	55,659
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		85%	95%	100%
Value(Rcnld)						44,945

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1988	100	C 100	2,957	Avq+	85%	100%	100%	2,513
Frame Shed	1988	192	C 100	3,832	Avq+	85%	100%	100%	3,257
Wood Deck	1990	284	SC100	1,165	Avq+	85%	100%	100%	990
One Story Frame	1991	488	C 100	14,430	Avq+	85%	100%	100%	12,265
Frame Shed	1991	140	D 100	2,533	Avq-	78%	75%	100%	1,482
Concrete Slab...	1992	576	D 100	661	Fair	72%	100%	100%	476
2S Frame Garage	2003	576	C 100	12,137	Avq.	91%	80%	100%	8,836
Frame Shed	2003	240	C 100	4,519	Avq.	91%	80%	100%	3,290

Outbuilding Total 33,109

Acpt Land

19,500

Accepted Bldg

78,100

Total

97,600

Pembroke
Name: ROBINSON, JOHN A

Valuation Report

08/25/2014

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Map/Lot:

013-013

Account: 834 Card: 1 of 1

Location:

176 MT TOM RD

Neighborhood 17 Mount Tom Rd

Zoning/Use Residential 1
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 12 19 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.06	Acres-Rear Land 1 =<100	500.00	30	100%		30
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.06 Land Total						21,030

Dwelling Description

Replacement Cost New

Ranch	One Story	936 Sqft	Grade C 110	Base	64,749
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	
1978	0	Typical	Typical	Above Average	Typical	64,749	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		81%	100%	100%	52,447

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value Rcnd
Encl Frame Porch	1978	360	C 110	6,828	Avg+	81%	100% 100%	5,531
Frame Garage	1978	336	C 100	6,530	Avg.	76%	100% 100%	4,963
Outbuilding Total								10,494

Acpt Land

21,000

Accepted Bldg

62,900 Total

83,900

Pembroke
Name: ROBINSON, MICHAEL J

Valuation Report

08/25/2014

Page 130

Map/Lot:

010-018

Account: 715 Card: 1 of 1

Location:

AYERS JCT RD

Neighborhood 11 Route 214

Zoning/Use Rural
Topography Rolling
Utilities None
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Rear Land 1 =<100	500.00	115	100%		115
Total Acres 0.23				Land Total		115
Accpt Land		100	Accepted Bldg		0	Total
						100

Neighborhood 17 Mount Tom Rd

Zoning/Use Shore
Topography Rolling
Utilities Septic System
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
190 X 220	\$/FF -River Front	77.00	14,630	100%		14,630
3.40	Acres-Rear Land 1 =<100	350.00	1,190	100%		1,190
1.00	# -Lot Improvements	2,100.00	2,100	100%		2,100
Total Acres 4.36 Land Total						17,920

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,344 Sqft	Grade C 100	Base	100,839
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	0% Not Heated	Cooling	0% None	Heat	-7,048
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,875
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-2,016
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Existing Conditions						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	Obsolete	Obsolete	Average	Inadeq.	89,900
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		None		84%	46%	100%
						Value(Rcnd)
						34,737

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnd
Encl Frame Porch	1990	30	C 100	1,487	Avq-	77%	100%	100%		1,145
Frame Shed	1994	48	D 100	1,453	Avq.	85%	70%	100%		864
Outbuilding Total										2,009

Acpt Land

17,900

Accepted Bldg

36,700

Total

54,600

Pembroke
Name: ROCHELEAU, JAMES E

Valuation Report

08/25/2014

Page 132

Map/Lot:

008-035

Account: 671 Card: 1 of 1

Location:

210 AYERS JCT RD

Neighborhood 11 Route 214

Zoning/Use Residential 1
Topography Above Street
Utilities Dug WellSeptic System
Street Paved

Sale Data
Sale Date 02/10/2012
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
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	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 1.00 Land Total						19,800

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	294 Sqft	Grade D 110	Base	42,706
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	-1,172
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-597
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	-239
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1939	1955	Typical	Typical	Below Average	Typical	40,698
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		45%	95%	100%

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
One Story Frame	1955	168	D 110	4,480	Avq-	45%	100%	100%	2,016
One Story Frame	1955	168	D 110	4,480	Avq-	45%	100%	100%	2,016
Encl Frame Porch	1955	128	D 110	2,605	Avq-	45%	100%	100%	1,172
Frame Shed	1939	240	D 100	3,706	Fair	36%	100%	100%	1,334
Frame Shed	1939	460	D 100	6,286	Avq.	55%	100%	100%	3,457
Frame Shed	1939	300	E 50	1,344	Poor	26%	100%	100%	349

Outbuilding Total 10,344

Acpt Land

19,800

Accepted Bldg

27,700

Total

47,500

Pembroke

Valuation Report

08/25/2014

Name: RODIS, JOHN

Page 133

SEAMANSKI, SHERYL

Map/Lot:

006-004-002

Account: 1050 Card: 1 of 1

Location:

313 GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

Sale Data

Sale Date 01/05/2010
 Sale Price 52,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

Reference 1

Reference 2 HOUSE U/C

Tran/Land/Bldg 3 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
050 X 220	\$/FF -Tidal Ocean	330.00	16,500	75%	Excess Frt	12,375
180 X 220	\$/FF -Tidal Ocean	330.00	59,400	50%	Excess Frt	29,700
0.54	Acres-Rear Land 1 =<100	500.00	270	100%		270
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.70						Land Total 48,345

Dwelling Description**Replacement Cost New**

Conventional	One Story	876 Sqft	Grade B 100	Base	69,070
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% Not Heated	Cooling	0% None	Heat	-3,206
Rooms	4				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	5,379
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2011	0	Modern	Modern	Above Average	Typical	71,243
Functional Obsolescence				Phys. %	Func. %	Econ. %
Incomplete		None		95%	75%	100%
						Value(Rcnld)
						50,761

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Shed	2011	96	B 100	2,999	Avq+	95%	100%	100%		2,849
Open Frame Porch	2011	24	C 100	470	Avq+	95%	100%	100%		446
Outbuilding Total										3,295

Acpt Land

48,300

Accepted Bldg

54,100

Total

102,400

Pembroke

Valuation Report

08/25/2014

Name: RODIS, JOHN

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SEAMANSKI, SHERYL

Map/Lot:

006-004-002

Account: 1050 Card: 1 of 1

Location:

313 GARNET HEAD RD



Pembroke
Name: ROGDE, DANIEL LESLIE

Valuation Report

08/25/2014
Page 135
014-017-001
AYERS JCT RD

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

Neighborhood 11 Route 214

Zoning/Use Residential 1
Topography Rolling
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 1 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description										
Units	Method - Description			Price/Unit	Total	Fctr	Influence		Value	
0.74	Acres-Homesite (Fract)			15,000.00	12,903	100%			12,903	
Total Acres 0.74					Land Total					12,903
Outbuildings/Additions/Improvements					Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Garage	2001	480	B 100	10,160	Good	92%	100%	100%	9,347	
Frame Shed	2001	80	D 100	1,828	Good	92%	100%	100%	1,682	
Outbuilding Total									11,029	
Accpt Land		12,900	Accepted Bldg			11,000	Total		23,900	

Pembroke
Name: ROOD,MILDRED

Valuation Report

08/25/2014
Page 136
013-018-001
MT TOM RD

Account: 839 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 17 Mount Tom Rd

Zoning/Use Shore
Topography Rolling
Utilities None
Street Gravel

Reference 1 B1478P036

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -River Front	77.00	15,400	100%		15,400
1.00	Acres-Rear Land 1 =<100	350.00	350	100%		350
Total Acres 2.01						Land Total 15,750

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
8Mobile Home	1975	8X14	D 100	5.126	Avq-	35%	100%	100%	1.794
One Story Frame	1975	128	D 100	3.102	Avq-	68%	100%	100%	2.109
Outbuilding Total									3,903
Accpt Land		15,800	Accepted Bldg		3,900	Total			19,700

Pembroke

Valuation Report

08/25/2014

Name: ROSE, APRIL L

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TROTT, MICHAEL P

Map/Lot:

002-038-002

Account: 407 Card: 1 of 1

Location:

509 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Zoning/Use Residential 1
 Topography Rolling
 Utilities Dug WellSeptic System
 Street Paved

Reference 1

Reference 2 UNF GARAGE

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,000.00	25,000	100%		25,000
21.50	Acres-Rear Land 1 =<100	500.00	10,750	100%		10,750
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 22.50						Land Total 40,550

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
12Mobile Home	1976	12X60	D 100	19,222	Fair	28%	100%	100%	5,382
Frame Shed	2004	144	E 100	1,574	Avq.	91%	50%	100%	716
8Mobile Home	1976	8X20	D 100	6,130	Fair	28%	100%	100%	1,716
Frame Garage	2011	672	D 100	8,795	Avq.	95%	90%	100%	7,520
Outbuilding Total									15,334
Accpt Land		40,600	Accepted Bldg		15,300	Total		55,900	

Pembroke
Name: ROSE, DANIEL H

Valuation Report

08/25/2014

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Account: 1052 Card: 1 of 1

Map/Lot:
Location:

002-038-002-T
LEIGHTON POINT RD

Neighborhood 1 Revers Falls Rd

Zoning/Use Rural
Topography
Utilities
Street Street Surface

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 Land Schedule 1

Outbuildings/Additions/Improvements									Value
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func	Econ	Rcnld
14Mobile Home	0								3,500
----- S O U N D V A L U E -----									
Outbuilding Total									3,500
Accpt Land				0	Accepted Bldg				3,500 Total

Pembroke
Name: ROSE,NEWELL W.

Valuation Report

08/25/2014

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Map/Lot:

004-002

Location:

YOUNGS COVE RD

Account: 981 Card: 1 of 1

Neighborhood 22 Middle Street

Sale Data	
Sale Date	02/01/1994
Sale Price	2,000
Sale Type	Land Only
Financing	Unknown
Verified	.....
Validity	Other Non Valid

Zoning/Use Rural
Topography Rolling
Utilities None
Street Gravel

Reference 1 B1906P090 (LIFE ESTATE) 02/94

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
19.50	Acres-Rear Land 1 =<100	500.00	9,750	100%		9,750
Total Acres 19.50				Land Total		9,750
Accpt Land		9,800	Accepted Bldg	0	Total	9,800

Valuation Report

08/25/2014

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Map/Lot:

003-006-002

Account: 1118 Card: 1 of 1

Location:

75 CLARKSIDE RD

Neighborhood 2 Leighton Pt Rd

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

Sale Data
Sale Date 12/09/2008
Sale Price 1,000
Sale Type Land Only
Financing Cash Sale
Verified Public Record
Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
13.00	Acres-Rear Land 1 =<100	500.00	6,500	100%		6,500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 14.00						Land Total 27,500

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	520 Sqft	Grade B 100	Base	71,809
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	-1,903
Rooms	5				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,050
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	Modern	Modern	Above Average	Typical	72,956
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. %	Econ. %
None		No Electricity..		94%	100%	90%
						Value Rcndd 61,721

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcndd
One Story Frame	2009	520	B 100	18,757	Avq+	94%	100%	90%	15,869
Unfin Basement	2009	520	B 100	8,673	Avq+	94%	100%	90%	7,338
Encl Frame Porch	2009	144	B 100	3,804	Avq+	94%	100%	90%	3,218
Encl Frame Porch	2009	192	C 100	3,804	Avq+	94%	100%	90%	3,218
Frame Garage	2009	840	B 100	15,644	Avq+	94%	100%	90%	13,235
Outbuilding Total									42,878

Acpt Land

27,500

Accepted Bldg

104,600

Total

132,100

Pembroke

Name: ROSS JR, SHERYL B & DONALD W

Account: 1118 Card: 1 of 1

Valuation Report

Map/Lot:

Location:

08/25/2014

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003-006-002

75 CLARKSIDE RD



Pembroke
Name: ROSS, CARL & HEATHER

Valuation Report

08/25/2014

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Map/Lot:

003-028

Location:

GARNET HEAD RD

Account: 451 Card: 1 of 1

Neighborhood 7 Garnet Head Rd
Tree Growth 1990
Zoning/Use Shore
Topography Rolling
Utilities None
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 6 0

TG Update/Year.. 2011 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Softwood	122.00	1,220	100%		1,220
Total Acres 10.00				Land Total		1,220

Accpt Land	1,200	Accepted Bldg	0	Total	1,200
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Pembroke
Name: ROSS, CARL E

Valuation Report

08/25/2014

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Map/Lot:

003-024

Account: 442 Card: 1 of 1

Location:

634 GARNET HEAD RD

Neighborhood 7 Garnet Head Rd
Tree Growth 1990
Zoning/Use Shore
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 6 0

TG Update/Year.. 2011 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
61.00	Acres-Softwood	122.00	7,442	100%		7,442
0.00	Acres-Hardwood	500.00	6,500	100%		0
1.00	Acres-Shorefront Amenity Lot	70,000.00	70,000	100%		70,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 62.00 Land Total						83,442

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	600 Sqft	Grade D 110	Base	56,768
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Crawl	Basement	-2,345
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-3,337
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-564
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,255
Insulation	None			Insulation	-812
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1949	0	Old Type	Old Type	Below Average	Typical	51,965	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		51%	90%	100%	23,852

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1949	576	D 100	7,648	Fair	42%	100%	100%	3,212
Frame Garage	1949	300	D 100	4,985	Fair	42%	100%	100%	2,094
Frame Shed	1949	42	E 100	843	Poor	32%	100%	100%	270
Frame Garage	1949	70	D 110	2,894	Avq-	51%	100%	100%	1,476
Frame Garage	1949	240	D 110	4,808	Avq-	51%	100%	100%	2,452
Outbuilding Total									9,504

Acpt Land

83,400

Accepted Bldg

33,400

Total

116,800

Pembroke
Name: ROSS, CARL E & HEATHER M

Valuation Report

08/25/2014

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Map/Lot:

003-021

Location:

GARNET HEAD RD

Account: 439 Card: 1 of 1

Neighborhood 7 Garnet Head Rd
Tree Growth 1990
Zoning/Use Shore
Topography Rolling
Utilities None
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 6 0

TG Update/Year.. 2011 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
73.00	Acres-Mixed Wood	126.00	9,198	100%		9,198
Total Acres 73.00				Land Total		9,198

Accpt Land	9,200	Accepted Bldg	0	Total	9,200
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Pembroke
Name: ROSS, KENNETH

Valuation Report

08/25/2014

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Map/Lot:

003-024-001

Location:

GARNET HEAD RD

Account: 444 Card: 1 of 1

Neighborhood 7 Garnet Head Rd
Tree Growth 1990
Zoning/Use Shore
Topography Rolling
Utilities None
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 6 0

TG Update/Year.. 2011 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 218	\$/FF -Tidal Ocean	330.00	65,699	100%		65,699
11.00	Acres-Softwood	122.00	1,342	100%		1,342
Total Acres 12.00					Land Total	67,041

Dwelling Description

Replacement Cost New

Cape Cod	One Story	464 Sqft	Grade SC100	Base	27,180
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood Posts/Rock	Basement	None	Basement	-4,451
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,579
Rooms	5				
Bedrooms	4	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,237
Attic	Full Finished			Attic	4,961
FirePlaces	1			Fireplace	1,650
Insulation	None			Insulation	-306
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Obsolete	None	Below Average	Typical	26,218
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	No Electricity..	40%	81%	90%	7,645	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Finished Attic	1900	304	SC100	5,984	Avq-	40%	100%	90%	2,155
Open Frame Porch	1900	373	SC100	2,803	Avq-	40%	100%	90%	1,009
One Story Frame	1900	439	SC100	8,568	Avq-	40%	100%	90%	3,084
									Outbuilding Total
									6,248

Acpt Land

67,000

Accepted Bldg

13,900

Total

80,900

Neighborhood 13 Little Falls Rd

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

Sale Data
Sale Date 08/01/2007
Sale Price 134,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -River Front	77.00	15,400	100%		15,400
200 X 220	\$/FF -River Front	77.00	15,400	75%	Excess Frt	11,550
200 X 220	\$/FF -River Front	77.00	15,400	50%	Excess Frt	7,700
100 X 220	\$/FF -River Front	77.00	7,700	15%	Excess Frt	1,155
1.00	Acres-Homesite (Fract)	10,500.00	10,500	100%		10,500
2.00	Acres-Rear Land 1 =<100	350.00	700	100%		700
2.00	# -Lot Improvements	2,100.00	4,200	100%		4,200
Total Acres 6.54						Land Total 51,205

Dwelling Description

Replacement Cost New

Conventional	Two Story	756 Sqft	Grade C 100	Base	77,137
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	1,376
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,250
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	2012	Modern	Modern	Good	Typical	79,763
Functional Obsolescence						Value(Rcnld)
None		None		70%	100%	55,834

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1910	288	C 100	8,516	Good	70%	100%	100%	5,961
Unfin Basement	1910	288	C 100	5,618	Good	70%	100%	100%	3,933
2S Frame Garage	2004	728	B 100	17,510	Avg.	91%	100%	100%	15,934
Frame Shed	2012	624	B 100	12,215	Avg.	95%	100%	100%	11,604
Outbuilding Total									37,432

Acpt Land

51,200

Accepted Bldg

93,300

Total

144,500

Pembroke
Name: RUNYAN,JAMES & BEVERLY K

Valuation Report

08/25/2014

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Map/Lot:

006-026

Location:

HERSEY RD

Account: 571 Card: 1 of 1

Neighborhood 9 Centennial Rd
Tree Growth 2008
Zoning/Use Shore
Topography Rolling
Utilities None
Street Gravel

Sale Data	
Sale Date	05/01/1999
Sale Price	145,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Partial Interest

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 2008 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	75%	Excess Frt	49,500
200 X 213	\$/FF -Tidal Ocean	330.00	64,942	50%	Excess Frt	32,471
6.00	Acres-Softwood	122.00	732	100%		732
3.00	Acres-Mixed Wood	126.00	378	100%		378
7.00	Acres-Waste-Wet Land	50.00	350	100%		350
Total Acres 20.00			Land Total			164,431
Acpt Land		164,400	Accepted Bldg		0	Total
						164,400

Valuation Report

08/25/2014

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Map/Lot:

006-037

Account: 583 Card: 1 of 2

Location:

264 HERSEY RD

Neighborhood 9 Centennial Rd
Tree Growth 2008
Zoning/Use Residential 1
Topography Rolling
Utilities Dug WellSeptic System
Street Gravel

Sale Data
Sale Date 05/01/1999
Sale Price 145,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Partial Interest

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 2008 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.60	Acres-Homesite (Fract)	15,000.00	18,974	100%		18,974
25.00	Acres-Softwood	122.00	3,050	100%		3,050
16.00	Acres-Mixed Wood	126.00	2,016	100%		2,016
2.00	Acres-Waste-Wet Land	50.00	100	100%		100
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 44.60						Land Total 30,140

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	945 Sqft	Grade C 100	Base	80,512
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	-472
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,250
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-851
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1825	1979	Typical	Typical	Good	Typical	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	70%	100%	100%	56,307	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	2002	488	C 100	14,430	Good	92%	100%	100%	13,276
Stable w/Loft	1825	600	D 100	10,240	Avq-	40%	100%	100%	4,096
Wood Deck	2001	537	C 100	3,182	Good	92%	100%	100%	2,927
2S Frame Garage	2002	832	C 100	15,870	Good	92%	100%	100%	14,600
Outbuilding Total									34,899

Acpt Land

30,100

Accepted Bldg

91,200

Total

121,300

Valuation Report

08/25/2014

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Map/Lot:

006-037

Account: 583 Card: 2 of 2

Location:

CENTENNIAL RD

Neighborhood 9 Centennial Rd

Zoning/Use Residential 1
Topography Rolling
Utilities Dug WellSeptic System
Street Gravel

Sale Data

Sale Date 05/01/1999
Sale Price 145,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Partial Interest

Reference 1 B2338P256 05/99
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Dwelling Description				Replacement Cost New	
Log Home	One Story	336 Sqft	Grade SC100	Base	24,015
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood Posts/Rock	Basement	None	Basement	-3,733
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,325
Rooms	1				
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-222
Unfin. Living Area	NONE			Unfinished	0

Built		Renovated	Kitchens		Baths		Condition		Layout		Total
1989		0	Old Type		Old Type		Below Average		Inadeq.		18,735
Functional Obsolescence			Economic Obsolescence			Phys. %	Func. %	Econ. %	Value(Rcnld)		
None			None			76%	86%	100%	12,245		
Outbuildings/Additions/Improvements						Percent Good				Value	
Description		Year	Units	Grade		RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch		1989	80	SC100		710	Poor	60%	100%	100%	426
Frame Shed		1989	32	E 100		771	Poor	60%	100%	100%	463
Outbuilding Total										889	
Acpt Land				0	Accepted Bldg			13,100	Total		13,100

Pembroke
Name: RUNYAN,JAMES & BEVERLY K

Valuation Report

08/25/2014
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006-037
CENTENNIAL RD

Account: 583
Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	30,100	91,200	121,300	30,100	91,200	121,300
2	0	13,100	13,100	0	13,100	13,100
TOTAL	30,100	104,300	134,400	30,100	104,300	134,400

Neighborhood 7 Garnet Head Rd

Zoning/Use Residential 1
Topography Rolling
Utilities Dug WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 08/01/1993
Sale Price 48,000
Sale Type Land & Buildings
Financing Unknown
Verified
Validity Arms Length Sale

Reference 1 B1866P318 06/93

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 14 19 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
2.60	Acres-Rear Land 1 =<100	500.00	1,300	100%		1,300
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 3.60						Land Total 21,100

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	432 Sqft	Grade D 110	Base	49,048
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-195
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	1975	Typical	Typical	Average	Typical	48,853
Functional Obsolescence				Phys. %	Func. %	Econ. %
None				50%	100%	100%
		Economic Obsolescence				Value(Rcnld)
		None				24,426

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1890	144	D 110	3,840	Avq.	50%	100%	100%	1,920
Frame Shed	1890	126	D 110	2,605	Avq.	50%	90%	100%	1,172
Wood Deck	1890	112	D 110	724	Avq.	50%	100%	100%	362
Frame Shed	1890	56	E 100	944	Fair	30%	90%	100%	255
Frame Garage	1975	540	D 110	8,187	Avq.	68%	100%	100%	5,567
Frame Shed	1975	270	D 100	4,057	Fair	60%	90%	100%	2,191
Frame Shed	1975	440	D 100	6,052	Fair	60%	100%	100%	3,631
Frame Shed	1975	168	E 50	872	Poor	50%	90%	100%	392
Frame Shed	1890	320	E 50	1,417	Poor	20%	100%	100%	283
Frame Shed	1890	96	E 50	615	Poor	20%	100%	100%	123
Outbuilding Total									15,896

Acpt Land

21,100

Accepted Bldg

40,300

Total

61,400

Pembroke
 Name: RYAN, MICHAEL
 MCGILL, LINDA

Valuation Report

08/25/2014

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Map/Lot:

007-005-002

Account: 1098 Card: 1 of 1

Location:

221 OX COVE RD

Neighborhood 6 Ox Cove Rd

Zoning/Use Shore
 Topography Rolling
 Utilities Dug WellSeptic System
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	75%	Excess Frt	49,500
100 X 220	\$/FF -Tidal Ocean	330.00	33,000	50%	Excess Frt	16,500
700 X 220	\$/FF -Tidal Ocean	330.00	231,000	15%	Excess Frt	34,650
2.94	Acres-Rear Land 1 =<100	500.00	1,470	100%		1,470
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 9.01						Land Total 174,120

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	352 Sqft	Grade C 100	Base	52,520
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Wood Shingles	Roof	299
					0
					0
Foundation	Brick &/or Stone	Basement	None	Basement	-4,384
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-616
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

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	Typical	Typical	Good	Typical	47,819
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		84%	100%	100%
						Value(Rcnld)
						40,168

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1977	226	C 100	1,441	Good	84%	100%	100%	1,210
Frame Garage	1977	160	C 100	4,332	Avq-	69%	100%	100%	2,989
Frame Shed	1977	160	D 100	2,766	Avq-	69%	100%	100%	1,909
Frame Shed	1977	56	D 100	1,547	Fair	62%	100%	100%	959
One Story Frame	1950	250	SC100	4,879	Avq.	61%	100%	100%	2,976
Wood Deck	1950	132	SC100	603	Avq.	61%	100%	100%	368
Outbuilding Total									10,411

Acpt Land

174,100

Accepted Bldg

50,600

Total

224,700

Neighborhood 13 Little Falls Rd

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
50.00	Acres-Rear Land 1 =<100	500.00	25,000	100%		25,000
18.00	Acres-Rear Land 2 = 101-200	350.00	6,300	100%		6,300
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 69.00 Land Total						52,300

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	775 Sqft	Grade C 100	Base	75,021
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,275
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-610
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition		Layout	Total
1920	1980	Typical	Typical	Above Average		Typical	75,686
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		60%	100%	100%	45,412

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Storv Fr	1920	532	C 100	21,391	Avq+	60%	100%	100%	12,835
Encl Frame Porch	1920	144	C 100	3,118	Avq+	60%	100%	100%	1,871
Frame Shed	1920	516	D 110	7,637	Avq-	40%	90%	100%	2,750
Frame Garage	1984	1216	C 100	17,518	Avq+	60%	100%	100%	10,511
Frame Shed	1980	80	D 110	2,012	Avq.	78%	100%	100%	1,569
Frame Garage	1991	480	C 100	8,327	Avq.	84%	100%	100%	6,995
Outbuilding Total									36,531

Acpt Land

52,300

Accepted Bldg

81,900

Total

134,200

Pembroke
Name: RYAN,ALLAN J & CHARLOTTE L

Valuation Report

08/25/2014

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Map/Lot:

011-022

Account: 752 Card: 1 of 1

Location:

LITTLE FALLS RD

Neighborhood 13 Little Falls Rd

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -River Front	77.00	15,400	100%		15,400
200 X 220	\$/FF -River Front	77.00	15,400	75%	Excess Frt	11,550
200 X 220	\$/FF -River Front	77.00	15,400	50%	Excess Frt	7,700
050 X 220	\$/FF -River Front	77.00	3,850	15%	Excess Frt	578
2.70	Acres-Rear Land 1 =<100	350.00	945	100%		945
Total Acres 5.98				Land Total		36,173
Acpt Land		36,200	Accepted Bldg		0	Total
						36,200

Pembroke
Name: RYCHLING,WAYNE

Valuation Report

08/25/2014

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Map/Lot:

014-075

Account: 74 Card: 1 of 1

Location:

74 HARDY POINT RD

Neighborhood 20 Factory Rd

Zoning/Use Residential 1
Topography Level
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 04/01/1999
Sale Price 60,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Partial Interest

Reference 1 B2331P105 04/99

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
2.60	Acres-Rear Land 1 =<100	500.00	1,300	100%		1,300
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.60 Land Total						22,300

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	616 Sqft	Grade C 100	Base	66,563
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 Crawl	Basement	-2,940
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-1,078
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,116
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1986	Typical	Typical	Good	Typical	63,661
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	70%	100%	100%	44,563	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1890	132	D 110	2,656	Good	70%	100%	100%	1,859
Encl Frame Porch	1986	264	D 110	4,360	Good	70%	100%	100%	3,052
Frame Garage	1986	528	C 100	8,926	Avq.	81%	100%	100%	7,230
Frame Shed	1986	96	D 100	2,016	Avq-	74%	100%	100%	1,492
Outbuilding Total									13,633

Acpt Land

22,300

Accepted Bldg

58,200 Total

80,500

Pembroke
Name: RYCHLING,WAYNE

Valuation Report

08/25/2014

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Map/Lot:

016-020

Location:

US RTE 1

Account: 201 Card: 1 of 1

Neighborhood 10 Route 1

Zoning/Use Rural
Topography Rolling
Utilities NoneNone
Street None

Sale Data	
Sale Date	04/01/1999
Sale Price	60,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Partial Interest

Reference 1 B2331P105 04/99

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
15.00	Acres-Rear Land 1 =<100	500.00	7,500	100%		7,500
Total Acres 15.00				Land Total		7,500

Accpt Land	7,500	Accepted Bldg	0	Total	7,500
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Pembroke
Name: SANBORN, ARTHUR C & REBECCA A

Valuation Report

08/25/2014

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Map/Lot:

001-024

Account: 242 Card: 1 of 1

Location:

LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Zoning/Use Shore
Topography Rolling
Utilities NoneNone
Street Semi-Improved

Sale Data	
Sale Date	06/03/2004
Sale Price	180,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Deep Ocean	440.00	88,000	100%		88,000
100 X 220	\$/FF -Deep Ocean	440.00	44,000	75%	Excess Frt	33,000
4.66	Acres-Rear Land 1 =<100	500.00	2,330	100%		2,330
Total Acres 6.18				Land Total		123,330

Acpt Land

123,300

Accepted Bldg

0 **Total**

123,300

Pembroke
Name: SANBORN, ARTHUR C & REBECCA A

Valuation Report

08/25/2014

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Map/Lot:

001-024-A

Account: 243 Card: 1 of 1

Location:

LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Sale Data	
Sale Date	11/22/2005
Sale Price	160,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Shore
Topography Rolling
Utilities NoneNone
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Deep Ocean	440.00	88,000	100%		88,000
130 X 220	\$/FF -Deep Ocean	440.00	57,200	75%	Excess Frt	42,900
7.02	Acres-Rear Land 1 =<100	500.00	3,510	100%		3,510
Total Acres 8.69				Land Total		134,410

Acpt Land

134,400

Accepted Bldg

0 **Total**

134,400

Pembroke

Valuation Report

08/25/2014

Name: SANDERS, DAVID

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KIRKBRIDE, NANCY

Map/Lot:

014-083

Account: 80 Card: 1 of 1

Location:

31 HARDY POINT RD

Neighborhood 20 Factory Rd

Sale Data

Sale Date 04/29/2011
 Sale Price 165,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 165	\$/FF -River Front	110.00	19,053	100%		19,053
200 X 165	\$/FF -River Front	110.00	19,053	75%	Excess Frt	14,289
020 X 165	\$/FF -River Front	110.00	1,905	50%	Excess Frt	953
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.60						Land Total 40,295

Dwelling Description**Replacement Cost New**

Conventional	One & 1/2 Story	616 Sqft	Grade C 100	Base	63,750
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	1986	Typical	Typical	Average	Typical	63,750
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	66%	100%	100%	42,075	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1986	72	C 100	578	Avq.	66%	100%	100%	381
Frame Shed	1880	2368	E 100	17,483	Fair	30%	100%	100%	5,245
Wood Deck	1993	400	C 100	2,415	Avq.	85%	100%	100%	2,053
Encl Frame Porch	2005	96	C 100	2,430	Avq.	66%	100%	100%	1,604
Open Frame Porch	2005	64	C 100	903	Avq.	66%	100%	100%	596
Outbuilding Total									9,879

Acpt Land

40,300

Accepted Bldg

52,000

Total

92,300

Pembroke

Valuation Report

08/25/2014

Name: SANDERS, DAVID M

Page 160

KIRKBRIDE, NANCY R

Map/Lot:

014-085

Account: 92 Card: 1 of 1

Location:

9 HARDY POINT RD

Neighborhood 20 Factory Rd

Sale Data

Sale Date 10/17/2012
 Sale Price 18,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 200	\$/FF -River Front	110.00	20,976	100%		20,976
025 X 200	\$/FF -River Front	110.00	2,622	75%	Excess Frt	1,967
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.03						Land Total 28,943

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Zimmer M/H	1984	14X66	A 100	40.301	Avg.	40%	100%	100%	16,120
Concrete Slab...	1984	924	C 100	1.294	Avg.	80%	100%	100%	1.035
Outbuilding Total									17,155
Acpt Land		28,900	Accepted Bldg		17,200	Total		46,100	

Valuation Report

08/25/2014

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Map/Lot:

007-009-00A

Account: 610 Card: 1 of 1

Location:

51 OX COVE RD

Neighborhood 6 Ox Cove Rd

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

Sale Data
Sale Date 08/23/2006
Sale Price 227,000
Sale Type Land & Buildings
Financing Conventional
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 245	\$/FF -Tidal Ocean	330.00	69,649	100%		69,649
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	75%	Excess Frt	49,500
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	50%	Excess Frt	33,000
080 X 220	\$/FF -Tidal Ocean	330.00	26,400	15%	Excess Frt	3,960
1.70	Acres-Rear Land 1 =<100	500.00	850	100%		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 5.24					Land Total	161,759

Dwelling Description

Replacement Cost New

Conventional	One Story	625 Sqft	Grade C 100	Base	47,213
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	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	3,719
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1964	1991	Typical	Typical	Average	Typical	50,932
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		69%	100% 100%	35,143

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1993	264	C 100	7.806	Avq.	85%	100%	100%	6,635
One Story Frame	2000	168	C 100	4.967	Avq.	69%	100%	100%	3,427
Wood Deck	2000	286	C 100	1.777	Avq.	69%	100%	100%	1,226
Frame Garage	2000	440	C 100	7.827	Avq.	89%	100%	100%	6,966
One Story Frame	2008	600	B 100	21.644	V.G.	94%	100%	100%	20,345
Plumbing Fixture	2008	3	B 100	1.742	Avq.	93%	100%	100%	1,620
Outbuilding Total									40,219

Acpt Land

161,800

Accepted Bldg

75,400 **Total**

237,200

Neighborhood 10 Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 06/28/2006
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
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
13.00	Acres-Rear Land 1 =<100	500.00	6,500	100%		6,500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 14.00						Land Total 27,500

Dwelling Description

Replacement Cost New

Conventional	One Story	480 Sqft	Grade C 100	Base	41,781
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	437
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-216
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1945	0	Typical	Typical	Average	Typical	42,002
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		58%	100%	24,361

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1950	240	C 100	7.097	Avq.	58%	100%	100%	4,116
One Story Frame	1950	72	C 100	2.129	Avq.	58%	100%	100%	1,235
Frame Garage	1950	440	C 100	7.827	Avq-	52%	100%	100%	4,070
Frame Shed	1950	120	D 100	2.297	Avq-	52%	100%	100%	1,194
Frame Shed	1950	96	E 100	1.229	Fair	43%	100%	100%	528
Outbuilding Total									11,143

Acpt Land

27,500

Accepted Bldg

35,500

Total

63,000

Pembroke
Name: SAWYER, ALAN J

Valuation Report

08/25/2014

Page 163

Map/Lot:

014-047

Account: 43 Card: 1 of 1

Location:

5 AUBREY LN

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 07/16/2012
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
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.84	Acres-Homesite (Fract)	15,000.00	13,748	100%		13,748
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.84					Land Total	19,748

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,008 Sqft	Grade C 100	Base	87,415
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-504
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,605
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,500
Insulation	Minimal			Insulation	-1,058
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1861	0	Typical	Old Type	Good	Typical	89,958
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		70%	95%	100%
						Value(Rcnld)
						59,822

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1940	480	D 100	6,828	Avq-	46%	100%	100%	3,141
2S Frame Shed	1861	400	C 100	10,037	Good	70%	100%	100%	7,026
Open Frame Porch	1998	102	C 100	1,313	Good	70%	100%	100%	919
2S Fr Bav Window	1861	15	C 100	1,418	Good	70%	100%	100%	993
Encl Frame Porch	1861	168	C 100	3,461	Good	70%	100%	100%	2,423
Outbuilding Total									14,502

Acpt Land

19,700

Accepted Bldg

74,300

Total

94,000

Pembroke
Name: SAWYER, CHARLES M

Valuation Report

08/25/2014

Page 164

Map/Lot:

015-055-003

Account: 982 Card: 1 of 1

Location:

356 OLD COUNTY RD

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
2.50	Acres-Rear Land 1 =<100	500.00	1,250	100%		1,250
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.50 Land Total						22,250

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade C 100	Base	61,560
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	0% None	Heat	1,300
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	756
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	Typical	Typical	Average	Typical	63,616
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		84%	100% 100%	53,437

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value Rcnld
Wood Deck	1997	400	C 100	2,415	Avq.	87%	100% 100%	2,101
Frame Shed	1960	169	D 100	2,873	Avq-	58%	100% 100%	1,666
Outbuilding Total								3,767

Acpt Land

22,300

Accepted Bldg

57,200 Total

79,500

Pembroke
Name: SAWYER, RAE

Valuation Report

08/25/2014

Page 165

Map/Lot:

013-004

Account: 823 Card: 1 of 1

Location:

182 UPPER CROSS RD

Neighborhood 15 Cross Rd

Zoning/Use Residential 1
Topography Level
Utilities Dug WellSeptic System
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	95%		14,250
51.00	Acres-Rear Land 1 =<100	500.00	25,500	100%		25,500
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 52.00 Land Total						44,550

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	420 Sqft	Grade D 110	Base	48,496
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-189
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-852
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	1974	Typical	Typical	Average	Typical	47,455			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Incomplete		None		50%	90%	100%	21,355		
Outbuildings/Additions/Improvements				Percent Good			Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1900	156	D 100	5,144	Avq.	50%	100%	100%	2,572
One Story Frame	1974	96	D 100	2,328	Avq.	50%	100%	100%	1,164
Unfin Basement	1974	96	D 100	3,595	Avq.	50%	100%	100%	1,798
One Story Frame	1974	96	D 100	2,328	Avq.	50%	100%	100%	1,164
Unfin Basement	1974	96	D 100	3,595	Avq.	50%	100%	100%	1,798
Frame Shed	1900	860	E 100	6,695	Poor	20%	100%	100%	1,339
Frame Shed	1900	182	E 100	1,845	Poor	20%	100%	100%	369
Outbuilding Total									10,204
Accpt Land		44,600		Accepted Bldg		31,600		Total	76,200

Pembroke
Name: SAWYER,BRADLEY

Valuation Report

08/25/2014

Page 166

Map/Lot:

013-008

Account: 827 Card: 1 of 1

Location:

56 MT TOM RD

Neighborhood 17 Mount Tom Rd

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 06/01/1999
Sale Price 10,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B2564P168 10/01

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
2.70	Acres-Rear Land 1 =<100	500.00	1,350	100%		1,350
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.70 Land Total						22,350

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	59,762
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Crawl	Basement	-3,800
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
1974	0	Typical	Typical	Below Average	Typical	55,962
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						37,495
None						
Phys. %						67%
Func. %						
100%						100%
Econ. %						100%

Outbuildings/Additions/Improvements										Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Percent Good	
Frame Garage	1974	336	E 100	3,265	Poor	50%	100%	100%		1,632
Frame Shed	1974	128	E 100	1,459	Poor	50%	100%	100%		730
Outbuilding Total										2,362

Acpt Land

22,400

Accepted Bldg

39,900

Total

62,300

Pembroke

Valuation Report

08/25/2014

Name: SAWYER,MURIEL

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SAWYER, LILLIAN M & RUTH A

Map/Lot:

015-055

Account: 161 Card: 1 of 1

Location:

350 OLD COUNTY RD

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.50	Acres-Rear Land 1 =<100	500.00	250	100%		250
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
					Land Total	21,250

Dwelling Description

Replacement Cost New

Conventional	Two & 1/2 Story	837 Sqft	Grade D 100	Base	81,860
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-343
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-2,573
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-512
Attic	Floor & Stairs			Attic	1,096
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,715
Unfin. Living Area	10%			Unfinished	-1,372

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Obsolete	Obsolete	Fair	Typical	76,441
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		30%	77%	100%
						Value(Rcnd)
						17,658

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Shed	1890	360	D 100	5,113	Fair	30%	100%	100%	1,534
Unfinished Attic	1890	360	D 100	1,768	Fair	30%	100%	100%	530
Open Frame Porch	1890	144	D 100	1,450	Fair	30%	100%	100%	435
Wood Deck	2001	216	D 100	1,135	Fair	78%	100%	100%	885
Outbuilding Total									3,384

Acpt Land

21,300

Accepted Bldg

21,000

Total

42,300

Pembroke
Name: SAWYER,ROBERT

Valuation Report

08/25/2014

Page 168

Map/Lot:

013-006

Account: 825 Card: 1 of 1

Location:

272 UPPER CROSS RD

Neighborhood 15 Cross Rd

Zoning/Use Residential 1
Topography Rolling
Utilities Dug WellSeptic System
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	95%		14,250
50.00	Acres-Rear Land 1 =<100	500.00	25,000	100%		25,000
8.33	Acres-Rear Land 2 = 101-200	350.00	2,916	100%		2,916
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 59.33 Land Total						46,966

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	784 Sqft	Grade D 100	Base	59,294
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-321
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Hot Water BB	Cooling	0% None	Heat	-1,008
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

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition		Layout	Total
1972	0	Old Type	Old Type	Below Average		Inadeq.	57,965
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		66%	86%	100%	32,901

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
One Story Frame	1972	304	D 100	7,370	Avq-	66%	100%	100%	4,864
Frame Garage	1972	560	D 100	7,648	Fair	58%	100%	100%	4,436
Stable w/Loft	1972	864	D 100	13,397	Avq-	66%	75%	100%	6,632
Frame Shed	1972	256	E 100	2,374	Poor	48%	75%	100%	855
Frame Shed	1990	288	E 100	2,603	Poor	61%	90%	100%	1,429
Encl Frame Porch	2011	300	D 100	4,386	Avq-	66%	100%	100%	2,895
Frame Shed	1972	80	E 50	557	Poor	48%	50%	100%	134
Frame Shed	1992	100	E 100	1,257	Poor	62%	100%	100%	779
Frame Shed	1992	80	E 100	1,114	Poor	62%	90%	100%	622
Frame Shed	1999	192	D 100	3,142	Avq-	83%	100%	100%	2,608
Outbuilding Total									25,254

Acpt Land

47,000

Accepted Bldg

58,200

Total

105,200

Pembroke
Name: SAWYER,ROBERT

Valuation Report

08/25/2014
Page 169
013-008-003
MT TOM RD

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

Neighborhood 17 Mount Tom Rd

Zoning/Use Residential 1
Topography Rolling
Utilities None
Street Semi-Improved

Reference 1 B2355P175 06/99

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 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)	7,000.00	7,000	75%	Vacancy	5,250
8.60	Acres-Rear Land 1 =<100	500.00	4,300	100%		4,300
Total Acres 9.60				Land Total		9,550
Accpt Land		9,600	Accepted Bldg	0	Total	9,600

Pembroke
Name: SCANLON,GARY

Valuation Report

08/25/2014
Page 170
009-006-00A
EAST RIVER RD

Account: 677 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 16 East River Rd

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

Reference 1 B1990P330

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

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

Pembroke
Name: SCANLON,JANICE

Valuation Report

08/25/2014

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Map/Lot:

015-036

Account: 144 Card: 1 of 1

Location:

73 FRONT ST

Neighborhood 23 Mill Street

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1 B2684P141

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	15,000.00	7,500	100%		7,500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.25 Land Total						13,500

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	660 Sqft	Grade D 110	Base	62,151
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement	-1,734
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-1,563
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,255
Insulation	Minimal			Insulation	-625
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1915	0	Typical	Typical	Poor	Typical	60,484	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		20%	100%	100%	12,097

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1915	252	D 110	6,720	Poor	20%	100%	100%	1,344
Encl Frame Porch	1915	84	D 110	2,037	Poor	20%	100%	100%	407
Frame Shed	1915	450	D 100	6,170	Fair	30%	100%	100%	1,851
Unfinished Attic	1915	450	D 100	1,924	Fair	30%	100%	100%	577
Outbuilding Total									4,179

Acpt Land

13,500

Accepted Bldg

16,300

Total

29,800

Pembroke
Name: SCANLON,JANICE

Valuation Report

08/25/2014

Page 172

Map/Lot:

015-037

Account: 145 Card: 1 of 1

Location:

71 FRONT ST

Neighborhood 23 Mill Street

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1 B1643P298

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00					Land Total	21,000

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	520 Sqft	Grade D 110	Base	55,434
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	85% Forced Warm	Cooling	0% None	Heat	-369
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-821
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Average	Typical	54,244
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	50%	100%	100%	27,122	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1987	190	D 110	5,068	Avq.	50%	100%	100%	2,534
One Story Frame	1900	288	D 110	7,682	Avq.	50%	100%	100%	3,841
Open Frame Porch	1900	140	D 110	1,555	Avq.	50%	100%	100%	778
Frame Shed	1900	320	D 100	4,644	Avq-	40%	90%	100%	1,672
Frame Shed	1950	340	D 100	4,879	Fair	43%	100%	100%	2,098
Frame Shed	1950	256	D 100	3,893	Avq.	61%	100%	100%	2,375
Frame Shed	1900	64	E 100	1,000	Poor	20%	100%	100%	200
Frame Shed	1900	64	E 100	1,000	Poor	20%	100%	100%	200
Open Frame Porch	1995	144	D 110	1,596	Avq.	50%	100%	100%	798

Outbuilding Total 14,496

Acpt Land

21,000

Accepted Bldg

41,600

Total

62,600

Pembroke
Name: SCANLON,JANICE

Valuation Report

08/25/2014
Page 173
007-002-00A
OFF US RTE 1

Account: 599 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 10 Route 1

Zoning/Use Rural
Topography Rolling
Utilities None
Street None

Sale Data	
Sale Date	10/29/2002
Sale Price	1,675
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1 B2684P140

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
33.00	Acres-Rear Land 1 =<100	500.00	16,500	100%		16,500
Total Acres 33.00				Land Total		16,500
Accpt Land		16,500	Accepted Bldg	0	Total	16,500

Pembroke
Name: SCARLETT, MICHELLE

Valuation Report

08/25/2014

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Map/Lot:

014-035

Account: 3 Card: 1 of 1

Location:

184 OLD COUNTY RD

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data	
Sale Date	04/01/2008
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Other Source
Validity	Other Non Valid

Reference 1 B1943P277 08/94

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
1.60	Acres-Rear Land 1 =<100	500.00	800	100%		800
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.60 Land Total						21,800

Dwelling Description

Replacement Cost New

Conventional	Two Story	578 Sqft	Grade D 110	Base	60,676
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	-4,872
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	1,128
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-469
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Old Type	Old Type	Below Average	Typical	56,463			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		40%	90%	100%	20,327		
Outbuildings/Additions/Improvements				Percent Good			Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
1 & 1/2 Story Fr	1900	273	D 110	9,902	Avq-	40%	100%	100%	3,961
Frame Shed	1900	273	D 110	4,501	Avq-	40%	90%	100%	1,620
Unfin Basement	1980	546	D 110	6,563	Avq-	40%	100%	100%	2,625
Frame Garage	1920	540	E 100	4,539	Poor	20%	100%	100%	908
Frame Shed	1920	360	E 100	3,118	Poor	20%	90%	100%	562
Frame Shed	1920	144	E 50	787	Poor	20%	100%	100%	157
Frame Shed	1920	48	E 50	442	Poor	20%	100%	100%	88
Outbuilding Total									9,921
Acpt Land		21,800	Accepted Bldg		30,200	Total			52,000

Pembroke
Name: SCHOFIELD,SUZANNE

Valuation Report

08/25/2014

Page 175

Map/Lot:

017-061-A

Account: 357 Card: 1 of 1

Location:

38 HIGH ST

Neighborhood 21 High Street

Zoning/Use Residential 1
Topography Below Street
Utilities Dug Well
Street Semi-Improved

Reference 1 B1369P073

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	15,000.00	10.607	100%		10,607
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 0.50 Land Total						12,407

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	352 Sqft	Grade D 100	Base	41,247
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	None	Basement	-3,595
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-649
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-512
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-260
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1920	0	Old Type	Old Type	Below Average	Typical	36,231	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		40%	90%	100%	13,043

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1920	186	D 100	4,509	Avq-	40%	100%	100%	1,804
Frame Shed	1920	70	E 100	1,043	Poor	20%	100%	100%	209

Outbuilding Total 2,013

Acpt Land

12,400

Accepted Bldg

15,100

Total

27,500

Pembroke
Name: SCINTILORE EXPLORATION LIMITED

Valuation Report

08/25/2014
Page 176
010-010-001
AYERS JCT RD

Account: 709 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 11 Route 214

Zoning/Use Rural
Topography Rolling
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
15.00	Acres-Rear Land 1 =<100	500.00	7,500	66%	Fract. Sha	4,950
Total Acres 15.00				Land Total		4,950
Accpt Land		5,000	Accepted Bldg	0	Total	5,000

Pembroke
Name: SCINTILORE EXPLORATIONS LIMITED

Valuation Report

08/25/2014

Page 177

Map/Lot:

017-004

Account: 935 Card: 1 of 1

Location:

12 LITTLE FALLS RD

Neighborhood 13 Little Falls Rd

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

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.60	Acres-Rear Land 1 =<100	500.00	300	100%		300
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.60						Land Total 21,300

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1920	176	C 100	5,204	Avq.	50%	100%	100%	2,602
Open Frame Porch	1920	315	C 100	3,619	Avq.	50%	100%	100%	1,810
Frame Shed	1920	240	C 100	4,519	Avq-	40%	90%	100%	1,627
One Story Frame	1920	352	C 100	10,408	Avq.	50%	100%	100%	5,204
Finished Attic	1920	192	C 100	8,047	Avq.	50%	100%	100%	4,024
One Story Frame	1920	252	C 100	7,451	Avq.	50%	100%	100%	3,726
1 & 1/2 Story Fr	1920	624	C 100	25,089	Avq.	50%	100%	100%	12,544
1 & 1/2 Story Fr	1920	364	C 100	14,636	Avq-	40%	100%	100%	5,854
Outbuilding Total									37,391

Accpt Land	21,300	Bldg Override	71,200	Total	92,500
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Pembroke
Name: SCOTT,RICHARD M

Valuation Report

08/25/2014

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Map/Lot:

013-034

Account: 858 Card: 1 of 1

Location:

13 MT TOM RD

Neighborhood 17 Mount Tom Rd

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

Sale Data
Sale Date 07/01/1998
Sale Price 52,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2262P065 07/98

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 200	\$/FF -River Front	77.00	14,683	100%		14,683
200 X 200	\$/FF -River Front	77.00	14,683	75%	Excess Frt	11,012
100 X 200	\$/FF -River Front	77.00	7,342	50%	Excess Frt	3,671
2.00	# -Lot Improvements	2,100.00	4,200	100%		4,200
Total Acres 2.30						Land Total 33,566

Dwelling Description

Replacement Cost New

Conventional	One Story	256 Sqft	Grade C 100	Base	33,390
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Crawl	Basement	-2,040
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-512
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
1935	0	Typical	Typical	Good	Typical	30,838
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		71%	100%	21,895

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1935	396	C 100	11,710	Good	71%	100%	100%	8,314
One Story Frame	1935	90	C 100	2,661	Good	71%	100%	100%	1,889
One Story Frame	1935	90	C 100	2,661	Good	71%	100%	100%	1,889
Open Frame Porch	1935	216	C 100	2,548	Good	71%	100%	100%	1,809
Frame Shed	1935	120	C 100	2,801	Good	71%	100%	100%	1,989
Frame Shed	1935	200	C 100	3,947	Good	71%	100%	100%	2,802
Frame Shed	1935	80	D 100	1,828	Avq-	43%	100%	100%	786
Carport/Canopy	2003	200	D 100	2,124	Avq.	91%	100%	100%	1,933
Encl Frame Porch	2005	252	C 100	4,662	Good	71%	100%	100%	3,310
Outbuilding Total									24,721

Acpt Land

33,600

Accepted Bldg

46,600

Total

80,200

Pembroke
Name: SCRIBNER,TONI

Valuation Report

08/25/2014
Page 179
015-021
34 SHORE RD

Account: 135 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities Dug WellNone
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.14	Acres-Homesite (Fract)	15,000.00	5,612	100%		5,612
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 0.14 Land Total						7,412

Dwelling Description

Replacement Cost New

Other	One Story	482 Sqft	Grade SC100	Base	27,625
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood Posts/Rock	Basement	None	Basement	-4,552
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-477
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	825
Attic	Full Finished			Attic	5,038
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-191
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Old Type	Old Type	Below Average	Typical	28,268
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		40%	90%	100%
Value(Rcnld)						10,176

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1900	244	SC100	4,761	Avq-	40%	100%	100%	1,904
Wood Deck	2005	136	C 100	937	Avq.	92%	100%	100%	862

Outbuilding Total 2,766

Acpt Land

7,400

Accepted Bldg

12,900

Total

20,300

Pembroke
Name: SEELEY, CRAIG

Valuation Report

08/25/2014
Page 180
008-022-BLDG
209 US RTE 1

Account: 1120 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 10 Route 1

Zoning/Use Residential 1
Topography
Utilities
Street Street Surface

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 Land Schedule 1

Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
28Mobile Home..	2011	28X57	C 100	67,967	Avq.	95%	100%	100%	64,569
Wood Deck	2011	48	C 100	444	Avq.	95%	100%	100%	422
Frame Shed	2009			- - - - S O U N D V A L U E - - - -					500
Wood Deck	2011	80	C 100	623	Avq.	95%	100%	100%	592
Outbuilding Total									66,083
Accpt Land			0	Accepted Bldg			66,100	Total	66,100

Pembroke
Name: SEELEY, CRAIG

Valuation Report

08/25/2014
Page 181
008-022-BLDG
209 US RTE 1

Account: 1120 Card: 1 of 1

Map/Lot:
Location:



Valuation Report

08/25/2014

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Map/Lot:

005-009

Account: 506 Card: 1 of 1

Location:

292 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

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

Sale Data
Sale Date 08/27/2010
Sale Price 99,900
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	75%	Excess Frt	49,500
260 X 220	\$/FF -Tidal Ocean	330.00	85,800	50%	Excess Frt	42,900
3.84	Acres-Rear Land 1 =<100	500.00	1,920	100%		1,920
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 7.17						Land Total 166,320

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	525 Sqft	Grade B 100	Base	75,301
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,242
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
2012	0	Modern	Modern	Above Average	Typical	73,059
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		95%	100%	100%
						69,406

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2012	150	B 100	2,237	Avq+	95%	100%	100%	2,125
Wood Deck	2012	100	B 100	896	Avq+	95%	100%	100%	851
Outbuilding Total									2,976

Acpt Land

166,300

Accepted Bldg

72,400

Total

238,700

Pembroke

Name: SEELEY, THOMAS D & ROBIN H

Valuation Report

08/25/2014

Page 183

Map/Lot:

005-009

Account: 506

Card: 1 of 1

Location:

292 LEIGHTON PT RD



Pembroke
Name: SEELEY,ROBERTA & WAYNE

Valuation Report

08/25/2014

Page 184

Map/Lot:

008-016

Account: 650 Card: 1 of 1

Location:

283 US RTE 1

Neighborhood 10 Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities Dug WellSeptic System
Street Paved

Sale Data	
Sale Date	06/04/2003
Sale Price	63,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
49.00	Acres-Rear Land 1 =<100	500.00	24,500	100%		24,500
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 50.00 Land Total						44,300

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	460 Sqft	Grade C 100	Base	58,265
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	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	None			Insulation	-805
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1948	0	Typical	Typical	Below Average	Typical	57,460
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		51%	100%	100%
						29,305

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1948	160	C 100	4,731	Avq-	51%	100%	100%	2,413
Unfin Basement	1948	160	C 100	4,795	Avq-	51%	100%	100%	2,445
Stable w/Loft	1980	384	C 100	9,335	Avq-	71%	75%	100%	4,971
Outbuilding Total									9,829

Acpt Land

44,300

Accepted Bldg

39,100

Total

83,400

Pembroke
Name: SEELEY,ROBERTA A & WAYNE L

Valuation Report

08/25/2014

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Map/Lot:

015-017

Account: 131 Card: 1 of 1

Location:

OLD COUNTY RD

Neighborhood 12 Old Route 1

Sale Data	
Sale Date	01/01/1999
Sale Price	300
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

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

Reference 1 B2303P295 01/99

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 120	\$/FF -Miscellaneous	110.00	16,248	15%		2,437
050 X 120	\$/FF -Miscellaneous	110.00	4,062	15%	Excess Frt	609
Total Acres 0.69					Land Total	3,046

Accpt Land	3,000	Accepted Bldg	0	Total	3,000
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Pembroke
Name: SEELEY,WAYNE L & ROBERTA A

Valuation Report

08/25/2014

Page 186

Map/Lot:

008-022

Account: 657 Card: 1 of 1

Location:

US RTE 1

Neighborhood 10 Route 1

Zoning/Use Residential 1
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data	
Sale Date	04/01/2000
Sale Price	6,000
Sale Type	Other
Financing	Unknown
Verified	Other Source
Validity	Other Non Valid

Reference 1 B2420P236 04/00

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
3.30	Acres-Rear Land 1 =<100	500.00	1,650	100%		1,650
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.30 Land Total						22,650

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
Frame Shed	1990	320	D 100	4,644	Fair	71%	100% 100%	3,297
Outbuilding Total								3,297

Accpt Land	22,700	Accepted Bldg	3,300	Total	26,000
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Pembroke
Name: SEIFERT, SALLY G

Valuation Report

08/25/2014

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Map/Lot:

014-060

Account: 54 Card: 1 of 1

Location:

195 OLD COUNTY RD

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
Topography Level
Utilities Dug WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 05/25/2007
Sale Price 37,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
2.80	Acres-Rear Land 1 =<100	500.00	1,400	100%		1,400
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 3.80						Land Total 21,200

Dwelling Description

Replacement Cost New

Conventional	Two Story	868 Sqft	Grade C 100	Base	83,347
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-434
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	6	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	1920	Old Type	Old Type	Below Average	Typical	82,913
Functional Obsolescence						Value(Rcnld)
None		None		Phys. % 40%	Func. % 90%	29,849
Economic Obsolescence						
						100%

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Two Story Frame	1900	320	C 100	14,004	Avq-	40%	100%	100%	5,602
Frame Shed	1900	80	E 100	1,114	Fair	30%	100%	100%	334
Outbuilding Total									5,936

Acpt Land

21,200

Accepted Bldg

35,800 **Total**

57,000

Pembroke
Name: SELLNER, HENRY ASCHER

Valuation Report

08/25/2014

Page 188

Map/Lot:

003-026

Account: 449 Card: 1 of 1

Location:

GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

Zoning/Use Shore
Topography Rolling
Utilities None
Street Gravel

Sale Data	
Sale Date	09/06/2006
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

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Deep Ocean	440.00	88,000	100%		88,000
067 X 200	\$/FF -Deep Ocean	440.00	28,108	75%	Excess Frt	21,081
0.67	Acres-Rear Land 1 =<100	500.00	335	100%		335
Total Acres 1.99					Land Total	109,416

Acpt Land

109,400

Accepted Bldg

0 **Total**

109,400

Pembroke

Valuation Report

08/25/2014

Name: SELWOOD, RUSSELL A (PERS REP)

Page 189

SELWOOD, DEVISEES OF ELLEN M

Map/Lot:

015-053

Account: 159 Card: 1 of 1

Location:

324 OLD COUNTY RD

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
3.60	Acres-Rear Land 1 =<100	500.00	1,800	100%		1,800
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.60					Land Total	22,800

Dwelling Description

Replacement Cost New

Conventional	One Story	372 Sqft	Grade C 100	Base	37,735
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-5,125
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	1			Fireplace	2,500
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1968	1970	Typical	Typical	Average	Typical	
Functional	Obsolescence	Economic	Obsolescence	Phys. %	Func. %	Econ. %
None		None		71%	100%	100%
						Value(Rcnld)
						24,928

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1970	384	C 100	11.354	Avg.	71%	100%	100%	8,061
One Story Frame	1970	96	C 100	2.839	Avg.	71%	100%	100%	2,016
Frame Shed	1970	144	D 100	2.580	Fair	57%	100%	100%	1,471
Frame Shed	1970	225	D 100	3.529	Fair	57%	100%	100%	2,012
Frame Garage	1970	576	C 100	9.527	Avg.	72%	100%	100%	6,859
8Mobile Home	1964	8X35	D 100	8.636	Poor	20%	100%	100%	1,727
Frame Shed	1991	240	C 100	4.519	Avg.	84%	90%	100%	3,416
Outbuilding Total									25,562

Acpt Land

22,800

Accepted Bldg

50,500

Total

73,300

Pembroke
Name: SEXTON, HELEN Q

Valuation Report

08/25/2014

Page 190

Map/Lot:

009-023

Account: 695 Card: 1 of 1

Location:

GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

Zoning/Use Residential 1
Topography Level
Utilities None
Street Semi-Improved

Sale Data	
Sale Date	10/05/2011
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

TG Update/Year.. 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)	7,000.00	7,000	100%		7,000
4.67	Acres-Rear Land 1 =<100	500.00	2,335	100%		2,335
Total Acres 5.67					Land Total	9,335

Accpt Land

9,300

Accepted Bldg

0 **Total**

9,300

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1 B2666P123 09/02

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	15,000.00	12,990	100%		12,990
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.75 Land Total						18,990

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,079 Sqft	Grade D 100	Base	77,937
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	None	Basement	-6,278
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-6,129
Rooms	10				
Bedrooms	6	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,050
Insulation	None			Insulation	-1,770
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition		Layout	Total
1847	0	Old Type	Old Type	Below Average		Typical	65,810
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		40%	90%	100%	23,692

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Finished Attic	1847	280	D 100	7,255	Avq-	40%	100%	100%	2,902
Frame Shed	1847	280	D 100	4,175	Avq-	40%	90%	100%	1,503
Encl Frame Porch	1847	40	D 100	1,336	Avq-	40%	100%	100%	534
Encl Frame Porch	1847	21	D 100	1,113	Avq-	40%	100%	100%	445
Encl Frame Porch	1847	72	D 100	1,712	Avq-	40%	100%	100%	685
Open Frame Porch	1847	318	D 100	2,995	Avq-	40%	100%	100%	1,198
Frame Shed	1847	280	D 100	4,175	Avq-	40%	100%	100%	1,670
Unfinished Attic	1847	280	D 100	1,630	Avq-	40%	100%	100%	652
Frame Shed	1847	84	E 100	1,142	Fair	30%	90%	100%	309

Outbuilding Total 9,898

Acpt Land 19,000 Accepted Bldg 33,600 Total 52,600

Account: 554 Card: 1 of 2

Neighborhood 7 Garnet Head Rd

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 2 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
175 X 220	\$/FF -Tidal Ocean	330.00	57,750	100%		57,750
0.90	Acres-Rear Land 1 =<100	500.00	450	100%		450
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.78						Land Total 64,200

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	828 Sqft	Grade C 110	Base	85,624
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	Dry Crawl	Basement	-4,864
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,450
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,750
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Existing Conditions							
Built	Renovated	Kitchens	Baths	Condition		Layout	Total
1988	0	Typical	Typical	Above Average		Typical	84,960
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		85%	100%	100%	72,216

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
One Story Frame	2001	288	C 110	9,367	Avq+	85%	100%	100%	7,962
Wood Deck	1988	384	C 110	2,558	Avq+	85%	100%	100%	2,174
Frame Garage	1988	576	C 110	10,480	Avq+	85%	100%	100%	8,908
Finished Attic	1988	576	C 110	12,695	Avq+	85%	100%	100%	10,791
Wood Deck	1990	170	C 110	1,240	Avq+	85%	100%	100%	1,054
Frame Shed	1990	240	C 110	4,971	Avq+	85%	100%	100%	4,225
2S Frame Garage	1996	1344	C 110	25,673	Avq+	85%	100%	100%	21,822
Finished Attic	2000	1344	C 110	20,384	Avq+	85%	100%	100%	17,326
Frame Shed	2001	135	C 100	3,017	Avq.	89%	100%	100%	2,685
Outbuilding Total									76,947

Acpt Land

64,200

Accepted Bldg

149,200

Total

213,400

Pembroke
Name: SEXTON,HELEN QUIRK TRUST AGREEMENT

Valuation Report

08/25/2014

Page 193

Map/Lot:

006-009-00A

Location:

16 LOON LN

Account: 554 Card: 2 of 2

Neighborhood 7 Garnet Head Rd

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

Reference 1 B2666P123 09/02

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Story Frame	2006	288	C 100	8,516	Avq.	92%	100%	100%	7,835
Unfin Basement	2006	288	C 100	5,618	Avq.	92%	100%	100%	5,169
Outbuilding Total									13,004
Acpt Land			0	Accepted Bldg			13,000	Total	13,000

Pembroke

Valuation Report

08/25/2014

Name: SEXTON,HELEN QUIRK TRUST AGREEMENT

Page 194

Map/Lot:

006-009-00A

Account: 554

Location:

16 LOON LN

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	64,200	149,200	213,400	64,200	149,200	213,400
2	0	13,000	13,000	0	13,000	13,000
TOTAL	64,200	162,200	226,400	64,200	162,200	226,400

Pembroke
Name: SEXTON,PHILIP & HELEN

Valuation Report

08/25/2014

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Map/Lot:

013-022

Account: 844 Card: 1 of 1

Location:

10 HOPE LN

Neighborhood 17 Mount Tom Rd

Zoning/Use Shore
Topography Rolling
Utilities None
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

				Land Description					
Units	Method - Description			Price/Unit	Total	Fctr	Influence		Value
133 X 220	\$/FF -River Front			77.00	10,241	100%			10,241
0.33	Acres-Rear Land 1 =<100			350.00	116	100%			116
Total Acres 1.00						Land Total			10,357
Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1980	144	D 100	2,580	Fair	64%	100%	100%	1,651
						Outbuilding Total			1,651
Accpt Land		10,400		Accepted Bldg		1,700		Total	12,100

Pembroke
Name: SEXTON, RONALD L.

Valuation Report

08/25/2014

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Map/Lot:

015-008

Account: 122 Card: 1 of 1

Location:

58 HERSEY RD

Neighborhood 9 Centennial Rd

Sale Data

Sale Date 03/01/2000
Sale Price 39,900
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2415P061 03/00

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
2.50	Acres-Rear Land 1 =<100	500.00	1,250	100%		1,250
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 3.50						Land Total 21,050

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	473 Sqft	Grade C 100	Base	58,956
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	-236
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	-497
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1910	0	Old Type	Old Type	Below Average	Typical	58,223	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		40%	90%	100%	20,960

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Stable w/Loft	1910	750	D 100	12,033	Avq-	40%	100%	100%		4,813
1 & 1/2 Story Fr	1910	330	C 100	13,269	Avq-	40%	100%	100%		5,308
One Story Frame	1910	308	C 100	9,107	Avq-	40%	100%	100%		3,643
Wood Deck	1910	70	C 100	567	Avq-	40%	100%	100%		227
Encl Frame Porch	1910	16	C 100	1,287	Avq-	40%	100%	100%		515
Unfin Basement	1910	330	C 100	5,888	Avq-	40%	100%	100%		2,355
Outbuilding Total										16,861

Acpt Land

21,100

Accepted Bldg

37,800

Total

58,900

Pembroke
Name: SGRITTA,THOMAS A & MARGARET A

Valuation Report

08/25/2014

Page 197

Map/Lot:

001-010

Account: 222 Card: 1 of 1

Location:

REVERSING FALLS RD

Neighborhood 1 Revers Falls Rd

Zoning/Use Shore
Topography Rolling
Utilities NoneNone
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 200	\$/FF -Tidal Ocean	330.00	62,929	50%	Restrictio	31,464
125 X 200	\$/FF -Tidal Ocean	330.00	39,330	75%	Excess Frt	0
125 X 200	\$/FF -Tidal Ocean	3,000.00	3,000	50%	Restrictio	14,749
Total Acres 1.49				Land Total		46,213
Acpt Land		46,200	Accepted Bldg	0	Total	46,200

Pembroke
Name: SGRITTA,THOMAS A & MARGARET A

Valuation Report

08/25/2014

Page 198

Map/Lot:

001-010-A

Account: 223 Card: 1 of 1

Location:

REVERSING FALLS RD

Neighborhood 1 Revers Falls Rd

Zoning/Use Rural
Topography Rolling
Utilities NoneNone
Street Gravel

Reference 1 B1243P016

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
12.00	Acres-Rear Land 1 =<100	500.00	6,000	100%		6,000
Total Acres 12.00				Land Total		6,000
Accpt Land		6,000	Accepted Bldg	0	Total	6,000

Pembroke
Name: SHANNON, DALE M

Valuation Report

08/25/2014

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Map/Lot:

008-031

Account: 666 Card: 1 of 1

Location:

136 AYERS JCT RD

Neighborhood 11 Route 214

Zoning/Use Residential 1
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 08/04/2010
Sale Price 42,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
1.00	Acres-Rear Land 1 =<100	500.00	500	100%		500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.00 Land Total						21,500

Dwelling Description

Replacement Cost New

Other	One Story	768 Sqft	Grade C 100	Base	52,569
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	699
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-346
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1941	0	Typical	Typical	Average	Typical	52,922
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		56%	100% 100%	29,636

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1941	144	C 100	981	Avq.	56%	100%	100%	549
Frame Garage	1941	480	C 100	8,327	Avq.	56%	100%	100%	4,663
Frame Shed	1941	224	D 100	3,517	Avq-	46%	90%	100%	1,456
Frame Shed	1941	104	E 100	1,287	Poor	27%	100%	100%	347
Frame Shed	1941	48	E 100	886	Poor	27%	100%	100%	239

Outbuilding Total 7,254

Acpt Land

21,500

Accepted Bldg

36,900 Total

58,400

Pembroke

Valuation Report

08/25/2014

Name: SHANNON, JOHN (L/E)

Page 200

SHANNON, DALE M & DENNIS M ET AL

Map/Lot:

011-024

Account: 755 Card: 1 of 1

Location:

353 LITTLE FALLS RD

Neighborhood 13 Little Falls Rd

Zoning/Use Shore
 Topography Below Street
 Utilities Drilled Well
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -River Front	77.00	15,400	100%		15,400
020 X 220	\$/FF -River Front	77.00	1,540	75%	Excess Frt	1,155
1.90	Acres-Rear Land 1 =<100	350.00	665	100%		665
Total Acres 3.01					Land Total	17,220

Dwelling Description

Replacement Cost New

Conventional	One Story	300 Sqft	Grade D 100	Base	28,731
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	-3,833
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,558
Rooms	1				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,537
Attic	1/4 Finished			Attic	2,317
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-246
Unfin. Living Area	85%			Unfinished	-1,673

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Obsolete	None	Average	Inadeq.	22,201
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		No Electricity..		66%	77%	90%

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Shed	1960	80	E 110	1,226	Avq-	58%	100%	90%		640
One Story Frame	1960	100	D 100	2,425	Avq.	66%	100%	90%		1,441
Outbuilding Total										2,081

Acpt Land

17,200

Accepted Bldg

12,200

Total

29,400

Pembroke

Valuation Report

08/25/2014

Name: SHANNON, JOHN B (L/E)

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SHANNON, DALE M

Map/Lot:

008-032

Account: 667 Card: 1 of 1

Location:

154 AYERS JCT RD

Neighborhood 11 Route 214

Zoning/Use Residential 1
 Topography Above Street
 Utilities Dug WellSeptic System
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
1.00	Acres-Rear Land 1 =<100	500.00	500	100%		500
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						20,300

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	500 Sqft	Grade D 110	Base	54,474
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	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	-789
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1885	1930	Old Type	Old Type	Below Average	Typical	53,685		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		
None		None		40%	90%	100%		
						Value(Rcnld)		
						19,327		

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1930	180	D 110	4,802	Avq-	40%	100%	100%	1,921
Wood Deck	1930	140	D 110	865	Avq-	40%	100%	100%	346
Stable w/Loft	1930	340	D 100	7,127	Fair	30%	100%	100%	2,138
Frame Shed	1930	240	D 100	3,706	Fair	30%	100%	100%	1,112
Frame Shed	1930	96	E 100	1,229	Poor	20%	100%	100%	246
Frame Shed	1930	30	E 100	757	Poor	20%	100%	100%	151
Outbuilding Total									5,914

Acpt Land

20,300

Accepted Bldg

25,200

Total

45,500

Pembroke
Name: SHEEHAN,THOMAS & SUSAN

Valuation Report

08/25/2014

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Map/Lot:

014-104

Account: 103 Card: 1 of 1

Location:

57 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Sale Data	
Sale Date	08/01/1997
Sale Price	20,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Zoning/Use Shore
Topography Below Street
Utilities NoneNone
Street Semi-Improved

Reference 1 B2189P216 08/97

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 200	\$/FF -River Front	110.00	20,976	100%		20,976
200 X 040	\$/FF -River Front	110.00	9,381	15%	Excess Frt	1,407
Total Acres 1.10					Land Total	22,383

Accpt Land	22,400	Accepted Bldg	0	Total	22,400
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Valuation Report

08/25/2014

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Map/Lot:

008-003

Account: 637 Card: 1 of 1

Location:

57 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Zoning/Use Residential 1
Topography Above Street
Utilities Dug WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 08/01/1997
Sale Price 20,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,000.00	25,000	100%		25,000
49.00	Acres-Rear Land 1 =<100	500.00	24,500	100%		24,500
0.00	Acres-Rear Land 2 = 101-200	3,000.00	3,000	100%		0
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 50.00						Land Total 54,300

Dwelling Description

Replacement Cost New

Conventional	One Story	1,080 Sqft	Grade D 100	Base	52,691
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	-2,162
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,771
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,296
FirePlaces	0			Fireplace	0
Insulation	Minimal	SFLA	1,080	Insulation	-531
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	1999	Old Type	Old Type	Below Average	Typical	49,523
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		40%	90%	100%
						Value(Rcnd)
						17,828

Acpt Land

54,300

Accepted Bldg

17,800

Total

72,100

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 07/15/2004
Sale Price 76,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 2 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.43	Acres-Rear Land 1 =<100	500.00	215	100%		215
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.43						Land Total 21,215

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	552 Sqft	Grade C 100	Base	63,159
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	879
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	2	Plumbing	2,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-580
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1977	Typical	Typical	Average	Typical	65,958
Functional	Obsolescence	Economic	Obsolescence	Phys. %	Func. %	Econ. %
None		None		50%	100%	100%
						Value(Rcnld) 32,979

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 3/4 Story Fr	1900	496	C 100	20,825	Avq.	50%	100%	100%	10,412
Encl Frame Porch	1900	186	C 100	3,718	Avq.	50%	100%	100%	1,859
Frame Shed	1900	396	D 100	5,536	Avq-	40%	100%	100%	2,214
Stable w/Loft	1900	440	D 100	8,324	Avq-	40%	100%	100%	3,330
Frame Shed	1900	240	D 100	3,706	Avq-	40%	100%	100%	1,482
Frame Shed	1900	56	D 100	1,547	Avq-	40%	100%	100%	619
Frame Shed	1900	56	E 100	944	Fair	30%	100%	100%	283
Frame Shed	1900	48	E 100	886	Fair	30%	100%	100%	266
Outbuilding Total									20,465

Acpt Land

21,200

Accepted Bldg

53,400

Total

74,600

Pembroke

Valuation Report

08/25/2014

Name: SHORT, CALVIN (L/E)

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SHORT, FRANK L & TRACY L

Map/Lot:

006-013

Account: 558 Card: 1 of 1

Location:

GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

Sale Data

Sale Date 05/01/1997

Sale Price 26,500

Sale Type Land Only

Financing Unknown

Verified Public Record

Validity Renovations

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

Reference 1 B2161P058 05/97

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
18.00	Acres-Rear Land 1 =<100	500.00	9,000	100%		9,000
Total Acres 18.00						9,000

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1	384	E 100	3,564	Poor	20%	100%	100%	713
Frame Shed	2000	208	C 100	4,061	Avq.	89%	100%	100%	3,614
Open Frame Porch	2000	130	E 100	809	Avq.	89%	100%	100%	720
Outbuilding Total									5,047

Accpt Land	9,000	Accepted Bldg	5,000	Total	14,000
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Pembroke

Valuation Report

08/25/2014

Name: SHORT, CALVIN (L/E)

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SHORT, FRANK L & TRACY L

Map/Lot:

006-008

Account: 552

Card: 1 of 1

Location:

289 GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

Sale Data	
Sale Date	07/01/1992
Sale Price	100,000

Zoning/Use	Residential 1
Topography	Level
Utilities	Drilled WellSeptic System
Street	Semi-Improved

Sale Type	Land & Buildings
Financing	Unknown
Verified	Other Source
Validity	Arms Length Sale

Reference 1 B1783P057 07/92

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 2 19 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	Acres-Homesite (Fract)	15,000.00	12,550	100%		12,550
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.70			Land Total			18,550

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	957 Sqft	Grade B 100	Base	103,336
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	1,860
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,525
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,050
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	109,771
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	74%	100%	100%	81,231	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1974	63	B 100	1,088	Avq.	74%	100%	100%	805
Encl Frame Porch	1974	180	B 100	4,432	Avq.	74%	100%	100%	3,280
Wood Deck	1974	144	B 100	1,197	Avq.	74%	100%	100%	886
Frame Garage	1974	576	B 100	11,623	Avq.	74%	90%	100%	7,741
Outbuilding Total									12,712

Acpt Land

18,600

Accepted Bldg

93,900

Total

112,500

Pembroke

Valuation Report

08/25/2014

Name: SHORT, CALVIN H (PERS REP)

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CUSHING, DEVISEES OF MARTHA

Map/Lot:

008-026

Account: 661 Card: 1 of 1

Location:

170 US RTE 1

Neighborhood 10 Route 1

Zoning/Use Rural
 Topography Rolling
 Utilities Dug WellSeptic System
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
31.00	Acres-Rear Land 1 =<100	500.00	15,500	100%		15,500
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 32.00						Land Total 35,300

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	400 Sqft	Grade D 100	Base	43,252
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Wood Posts/Rock	Basement	None	Basement	-5,084
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	-492
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	1900	Old Type	Old Type	Poor	Typical	37,676
Functional Obsolescence						
None						
Economic Obsolescence						
None						
Phys. %						
20%						
Func. %						
90%						
Econ. %						
100%						
Value(Rcnld)						6,782

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1800	200	D 100	4,850	Poor	20%	100%	100%	970
One Story Frame	1800	174	D 100	4,220	Poor	20%	100%	100%	844
Frame Garage	1985	576	C 100	9,527	Avq.	80%	100%	100%	7,622
Outbuilding Total									9,436
Acpt Land		35,300	Accepted Bldg		16,200	Total			51,500

Pembroke

Valuation Report

08/25/2014

Name: SHORT, CALVIN H (PERS REP)

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CUSHING, DEVISEES OF MARTHA

Map/Lot:

010-004

Account: 701 Card: 1 of 1

Location:

COUNTY RD

Neighborhood 14 County Rd

Zoning/Use Rural
Topography Rolling
Utilities None
Street Gravel

Reference 1 B1207P180 & B2562P154

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
30.00	Acres-Rear Land 1 =<100	500.00	15,000	100%		15,000
Total Acres 30.00				Land Total		15,000
Accpt Land		15,000	Accepted Bldg	0	Total	15,000

Pembroke

Valuation Report

08/25/2014

Name: SHORT, CALVIN H (PERS REP)

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CUSHING, DEVISEES OF MARTHA

Map/Lot:

010-006

Account: 703 Card: 1 of 1

Location:

COUNTY RD

Neighborhood 14 County Rd

Sale Data

Sale Date	03/08/2009
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Zoning/Use	Rural
Topography	Rolling
Utilities	None
Street	Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
43.00	Acres-Rear Land 1 =<100	500.00	21,500	100%		21,500
Total Acres 43.00				Land Total		21,500
Accpt Land		21,500	Accepted Bldg	0	Total	21,500

Pembroke
Name: SIHPOL, BRUCE T.

Valuation Report

08/25/2014

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Map/Lot:

005-018

Account: 517 Card: 1 of 1

Location:

233 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Zoning/Use Residential 1
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B2126P127

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,000.00	25,000	100%		25,000
50.00	Acres-Rear Land 1 =<100	500.00	25,000	100%		25,000
6.00	Acres-Rear Land 2 = 101-200	350.00	2,100	100%		2,100
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 57.00 Land Total						58,100

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	936 Sqft	Grade D 110	Base	68,597
Exterior	Asbestos 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	-422
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-4,701
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	-1,266
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1875	0	Obsolete	Obsolete	Below Average	Typical	62,208	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		40%	81%	100%	20,155

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
One Story Frame	1875	144	D 110	3,840	Avq-	40%	100%	100%		1,536
Outbuilding Total										1,536

Acpt Land

58,100

Accepted Bldg

21,700

Total

79,800

Pembroke
Name: SIHPOL,BRUCE T.

Valuation Report

08/25/2014

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Map/Lot:

005-019

Location:

LEIGHTON PT RD

Account: 518 Card: 1 of 1

Neighborhood 2 Leighton Pt Rd

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

Reference 1 B2126P127

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
090 X 120	\$/FF -Tidal Ocean	330.00	21,935	100%		21,935
Total Acres 0.25				Land Total		21,935
Accpt Land		21,900	Accepted Bldg	0	Total	21,900

Pembroke
Name: SILINS,LEO

Valuation Report

08/25/2014

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Map/Lot:

002-011-A

Account: 378 Card: 1 of 1

Location:

374 YOUNGS COVE RD

Neighborhood 24 Youngs Cove Rd

Zoning/Use Residential 1
Topography Rolling
Utilities None
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	95%		14,250
4.00	Acres-Rear Land 1 =<100	500.00	2,000	100%		2,000
Total Acres 5.00				Land Total		16,250
Accpt Land		16,300	Accepted Bldg	0	Total	16,300

Pembroke

Valuation Report

08/25/2014

Name: SIMONSEN, EDWIN C

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E C SIMONSEN REVOCABLE TRUST

Map/Lot:

005-017

Account: 515 Card: 1 of 1

Location:

240 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Sale Data	
Sale Date	03/27/2014
Sale Price	66,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
300 X 200	\$/FF -Tidal Ocean	330.00	94,393	100%		94,393
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
0.00	Acres-Rear Land 1 =<100	350.00	2,100	100%		0
Total Acres 1.38					Land Total	100,393

Dwelling Description

Replacement Cost New

Conventional	One Story	816 Sqft	Grade C 100	Base	54,367
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	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
1958	0	Old Type	Old Type	Poor	Inadeq.	54,367
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Delapidation	None	39%	16%	100%	3,393	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1958	288	E 100	2,965	Fair	49%	20%	100%	291
Frame Shed	1958	160	E 50	843	Poor	39%	20%	100%	66
Frame Shed	1958	98	E 100	1,243	Fair	49%	20%	100%	122
One Story Frame	1958	352	C 100	10,408	Poor	39%	20%	100%	812
Unfin Basement	1958	352	C 100	6,030	Poor	39%	20%	100%	470
Outbuilding Total									1,761

Acpt Land

100,400

Accepted Bldg

5,200

Total

105,600

Pembroke
Name: SIMONSEN,LINDA

Valuation Report

08/25/2014

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Map/Lot:

010-016

Account: 713 Card: 1 of 1

Location:

89 UPPER CROSS RD

Neighborhood 15 Cross Rd

Sale Data	
Sale Date	04/21/2003
Sale Price	15,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
19.00	Acres-Rear Land 1 =<100	500.00	9,500	100%		9,500
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	10%	Restrictio	300
Total Acres 20.00 Land Total						27,800

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	936 Sqft	Grade B 100	Base	101,973
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	856 Sqft, Grade B	Basement Gar	None	Fin Bsmt	6,893
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,819
Rooms	5				
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	763
Attic	None			Attic	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	Good	Typical	111,448	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		93%	100%	100%	103,647

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2004	896	B 100	16,498	Good	93%	90%	100%	13,809
Wood Deck	2004	220	B 100	1,716	Good	93%	80%	100%	1,277
Wood Deck	2004	63	B 100	644	Good	93%	80%	100%	479
One Story Frame	2004	130	B 100	4,690	Good	93%	100%	100%	4,362
Unfinished Attic	2004	130	B 100	2,041	Good	93%	100%	100%	1,898
Encl Frame Porch	2004	180	B 100	4,432	Good	93%	100%	100%	4,122
Outbuilding Total									25,947

Acpt Land

27,800

Accepted Bldg

129,600

Total

157,400

Pembroke
Name: SIMPSON, KERRY L & DEBORAH L

Valuation Report

08/25/2014

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Map/Lot:

010-001

Location:

COUNTY RD

Account: 698 Card: 1 of 1

Neighborhood 14 County Rd

Sale Data	
Sale Date	02/14/2006
Sale Price	102,500
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Zoning/Use	Rural
Topography	Rolling
Utilities	None
Street	Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
79.00	Acres-Rear Land 3 = 201+	245.00	19,355	100%		19,355
1.00	Acres-Baselot (Fract)	7,000.00	7,000	100%		7,000
Total Acres 80.00					Land Total	26,355

Accpt Land	26,400	Accepted Bldg	0	Total	26,400
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Pembroke

Valuation Report

08/25/2014

Name: SIMPSON, RANDALL S

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SIMPSON, RANDALL S LIVING TRUST

Map/Lot:

007-021

Account: 623 Card: 1 of 2

Location:

88 US RTE 1

Neighborhood 10 Route 1

Sale Data

Sale Date 06/26/2007
 Sale Price 220,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Zoning/Use Residential 1
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
40.00	Acres-Rear Land 1 =<100	500.00	20,000	100%		20,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 41.00						Land Total 41,000

Dwelling Description**Replacement Cost New**

Conventional	One & 1/2 Story	432 Sqft	Grade D 100	Base	44,589
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-177
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-797
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-531
Unfin. Living Area	15%			Unfinished	-638

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	1930	Old Type	Old Type	Poor	Typical	42,446
Functional	Obsolescence	Economic	Obsolescence	Phys. %	Func. %	Econ. %
Delapidation	None	None	None	20%	86%	100%
						Value(Rcnld) 7,301

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Stable w/Loft	1980	256	C 100	7,468	Avq.	78%	100%	100%	5,825
Frame Shed	1980	112	D 100	2,204	Fair	64%	90%	100%	1,270
Frame Shed	1980	144	C 100	3,146	Avq.	78%	90%	100%	2,209
Stable w/Loft	1980	820	C 100	15,695	Avq.	78%	100%	100%	12,242
Outbuilding Total									21,546

Accpt Land

41,000

Accepted Bldg

28,800

Total

69,800

Pembroke

Valuation Report

08/25/2014

Name: SIMPSON, RANDALL S

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SIMPSON, RANDALL S LIVING TRUST

Map/Lot:

007-021

Account: 623 Card: 2 of 2

Location:

88 US RTE 1

Neighborhood 10 Route 1

Zoning/Use Residential 1
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/26/2007
 Sale Price 220,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	1,240 Sqft	Grade B 100	Base	121,702
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	600 Sqft, Grade C	Basement Gar	None	Fin Bsmt	5,280
Heating	110% Hot Water BB	Cooling	0% None	Heat	3,444
Rooms	6				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,288
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Built		Renovated	Kitchens		Baths		Dwelling Condition		Layout		Total
1992		2006	Typical		Typical		Good		Typical		132,714
Functional Obsolescence			Economic Obsolescence			Phys. %	Func. %	Econ. %	Value(Rcnld)		
Incomplete			None			89%	95%	100%	112,210		
Outbuildings/Additions/Improvements											
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld	
Open Frame Porch	2006			----	SOUND	94%	100%	100%		3,500	
Frame Shed	2008	120	B 100	3,417	Avg+					3,212	
Outbuilding Total										6,712	
Accpt Land			0	Accepted Bldg			118,900	Total		118,900	

Pembroke

Valuation Report

08/25/2014

Name: SIMPSON, RANDALL S

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SIMPSON, RANDALL S LIVING TRUST

Map/Lot:

007-021

Account: 623

Location:

88 US RTE 1

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	41,000	28,800	69,800	41,000	28,800	69,800
2	0	118,900	118,900	0	118,900	118,900
TOTAL	41,000	147,700	188,700	41,000	147,700	188,700

Pembroke

Valuation Report

08/25/2014

Name: SIMS,SYLVIA ALICE

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MANCINI, CONTESSA LEIGH

Map/Lot:

012-003

Account: 790 Card: 1 of 1

Location:

591 AYERS JCT RD

Neighborhood 11 Route 214

Sale Data

Sale Date 09/16/2004
 Sale Price 25,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use Residential 1
 Topography Rolling
 Utilities Dug WellSeptic System
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
4.00	Acres-Rear Land 1 =<100	500.00	2,000	100%		2,000
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 5.00						Land Total 21,800

Dwelling Description**Replacement Cost New**

Conventional	One Story	625 Sqft	Grade D 100	Base	38,714
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Crawl	Basement	-2,429
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,025
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	-307
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	Obsolete	Old Type	Fair	Typical	34,953
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		36%	86%	100%
						Value(Rcnld) 10,821

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2001	480	D 110	7,511	Avg.	89%	75%	100%	5,014
Outbuilding Total									5,014

Acpt Land

21,800

Accepted Bldg15,800 **Total**

37,600

Pembroke
Name: SMALL JR, ROLLIN H

Valuation Report

08/25/2014
Page 220
012-014-003
SMALL PL

Account: 1049 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 11 Route 214

Zoning/Use Rural
Topography Rolling
Utilities None
Street Gravel

Reference 1 B2673P261

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Rear Land 1 =<100	500.00	375	100%		375
Total Acres 0.75				Land Total		375
Accpt Land		400	Accepted Bldg		0	Total
						400

Pembroke
Name: SMALL, KIM A

Valuation Report

08/25/2014

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Map/Lot:

016-011

Account: 189 Card: 1 of 1

Location:

169 AYERS JCT RD

Neighborhood 11 Route 214

Zoning/Use Residential 1
Topography Rolling
Utilities Dug WellSeptic System
Street Paved

Sale Data	
Sale Date	09/11/2011
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

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
1.10	Acres-Rear Land 1 =<100	500.00	550	100%		550
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 2.10						20,350

Outbuildings/Additions/Improvements					Percent Good				Value
Description	Year	Units	Grade	RCN Cond	Phy	Func	Econ	Rcnld	
Astro M/H	1990			----- S O U N D				0	
Frame Shed	1980	180	D 100	3.002	Avq-	71%	100% 100%	2,131	
2S Frame Garage	2002	768	C 100	14.937	Avq-	84%	100% 100%	12,547	
Outbuilding Total								14,678	
Acpt Land		20,400	Accepted Bldg		14,700	Total		35,100	

Pembroke

Valuation Report

08/25/2014

Name: SMALL, KIM A

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CHENEY, LEON M

Map/Lot:

016-011-A

Account: 1023 Card: 1 of 1

Location:

185 AYERS JCT RD

Neighborhood 11 Route 214

Zoning/Use Residential 1
 Topography Rolling
 Utilities
 Street Paved

Reference 1

Reference 2 DUP ML NUMBER - UNF ADDITION

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.70	Acres-Rear Land 1 =<100	500.00	350	100%		350
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.70 Land Total						21,350

Dwelling Description

Replacement Cost New

Conventional	One Story	768 Sqft	Grade B 100	Base	64,135
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,874
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,288
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	Modern	Modern	Average	Typical	64,549
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete	None	93%	95%	100%	57,029	
Outbuildings/Additions/Improvements					Value Rcnld	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	
Wood Deck	2008	50	C 100	455 Avq.	93% 100% 100%	423
Frame Shed	1995	144	E 100	1,574 Fair	74% 100% 100%	1,165
One Story Frame	2011	320	B 100	11,543 Avq.	93% 95% 100%	10,198
Unfin Basement	2011	320	B 100	7,105 Avq.	93% 100% 100%	6,608
Wood Deck	2008	368	C 100	2,236 Avq.	93% 100% 100%	2,079
Wood Deck	2008	50	C 100	455 Avq.	93% 100% 100%	423
Outbuilding Total						20,896
Acpt Land		21,400	Accepted Bldg		77,900	Total
						99,300

Pembroke
Name: SMALL, MELISSA & SHAUN

Valuation Report

08/25/2014

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Map/Lot:

012-013

Location:

RT 1

Account: 800 Card: 1 of 1

Neighborhood 10 Route 1

Sale Data	
Sale Date	01/23/2013
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Zoning/Use Rural
Topography Rolling
Utilities None
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
25.00	Acres-Rear Land 3 = 201+	245.00	6,125	100%		6,125
Total Acres 25.00				Land Total		6,125
Accpt Land		6,100	Accepted Bldg	0	Total	6,100

Pembroke
Name: SMALL, MELISSA & SHAUN

Valuation Report

08/25/2014

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Map/Lot:

012-013-001

Account: 801 Card: 1 of 1

Location:

AYERS JUNCTION

Neighborhood 10 Route 1

Zoning/Use Rural
Topography Rolling
Utilities None
Street Paved

Sale Data
Sale Date 11/15/2010
Sale Price 22,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
24.00	Acres-Rear Land 1 =<100	500.00	12,000	100%		12,000
1.00	Acres-Baselot (Fract)	7,000.00	7,000	100%		7,000
Total Acres 25.00			Land Total			19,000

Dwelling Description

Replacement Cost New

Other	One & 1/2 Story	672 Sqft	Grade E 80	Base	26,641
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	-2,800
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,210
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-750
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal	SFLA	1,008	Insulation	-242
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2012	0	None	None	Average	Typical	21,639	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		95%	81%	100%	16,651

Accpt Land

19,000

Accepted Bldg

16,700

Total

35,700

Pembroke

Valuation Report

08/25/2014

Name: SMALL, PRISCILLA (L/E)

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HOLLAND, DONALD

Map/Lot:

011-038-00A

Account: 766 Card: 1 of 1

Location:

366 EAST RIVER RD

Neighborhood 16 East River Rd

Sale Data	
Sale Date	11/04/2008
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use	Shore
Topography	Below Street
Utilities	None
Street	Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -River Front	77.00	15,400	100%		15,400
050 X 220	\$/FF -River Front	77.00	3,850	75%	Excess Frt	2,888
2.91	Acres-Rear Land 1 =<100	350.00	1,019	100%		1,019
2.00	# -Lot Improvements	2,100.00	4,200	100%		4,200
Total Acres 4.17					Land Total	23,507

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Skyline M/H	1986	14X76	B 100	36,143	Avq.	40%	100%	100%	14,457
Wood Deck	1990	100	C 100	735	Avq.	83%	100%	100%	610
Wood Deck	1990	256	C 100	1,609	Avq.	83%	100%	100%	1,335
								Outbuilding Total	16,402
Accpt Land		23,500	Accepted Bldg			16,400	Total		39,900

Pembroke
Name: SMALL,MARK WILLIAM

Valuation Report

08/25/2014
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012-021-00A
AYERS JCT RD

Account: 809 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 11 Route 214

Zoning/Use Rural
Topography Rolling
Utilities None
Street None

Sale Data
Sale Date 03/01/1998
Sale Price 12,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Partial Interest

Reference 1 B2228P339 03/98

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
23.00	Acres-Waste-Wet Land	50.00	1,150	100%		1,150
Total Acres 23.00				Land Total		1,150
Accpt Land		1,200	Accepted Bldg	0	Total	1,200

Pembroke
Name: SMALL,MARK WILLIAM

Valuation Report

08/25/2014

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Map/Lot:

012-031

Account: 819 Card: 1 of 1

Location:

AYERS JCT RD

Neighborhood 11 Route 214

Sale Data	
Sale Date	03/01/1998
Sale Price	12,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Partial Interest

Zoning/Use Rural
Topography Rolling
Utilities None
Street Paved

Reference 1 B2228P337 03/98

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
15.00	Acres-Rear Land 1 =<100	500.00	7,500	100%		7,500
15.00	Acres-Waste-Wet Land	50.00	750	100%		750
Total Acres 30.00					Land Total	8,250

Accpt Land	8,300	Accepted Bldg	0	Total	8,300
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Pembroke
Name: SMALL,MARK WILLIAM

Valuation Report

08/25/2014

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Map/Lot:

012-032

Account: 820 Card: 1 of 1

Location:

AYERS JCT RD

Neighborhood 11 Route 214

Sale Data	
Sale Date	03/01/1998
Sale Price	12,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Partial Interest

Zoning/Use Rural
Topography Rolling
Utilities None
Street Paved

Reference 1 B2228P339 03/98

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 2 = 101-200	350.00	3,500	100%		3,500
28.00	Acres-Rear Land 3 = 201+	245.00	6,860	100%		6,860
38.00	Acres-Waste-Wet Land	50.00	1,900	100%		1,900
Total Acres 76.00					Land Total	12,260

Acpt Land

12,300

Accepted Bldg

0

Total

12,300

Pembroke
Name: SMITH, ERIC

Valuation Report

08/25/2014

Page 229

Map/Lot:

009-002

Account: 673 Card: 1 of 1

Location:

195 AYERS JCT RD

Neighborhood 11 Route 214

Zoning/Use Residential 1
Topography Level
Utilities Dug WellSeptic System
Street Paved

Sale Data
Sale Date 03/01/2000
Sale Price 15,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	15,000.00	10,607	100%		10,607
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						15,407

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	476 Sqft	Grade D 100	Base	46,427
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	None	Basement	-4,052
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-2,576
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	-585
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	1935	Old Type	Old Type	Below Average	Typical	39,214
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		40%	90%	100%
Value(Rcnd)						14,117

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
One Story Frame	1935	136	D 100	3,297	Avq-	40%	100%	100%	1,319
Frame Shed	1935	64	D 100	1,641	Avq-	40%	100%	100%	656
Frame Garage	1935	240	D 100	4,371	Fair	33%	100%	100%	1,442
Frame Shed	1935	144	D 100	2,580	Fair	33%	100%	100%	851
Outbuilding Total									4,268

Acpt Land

15,400

Accepted Bldg

18,400

Total

33,800

Pembroke
Name: SMITH,BRYAN & ERIC

Valuation Report

08/25/2014

Page 230

Map/Lot:

013-036

Location:

RIDGE RD

Account: 860 Card: 1 of 1

Neighborhood 18 Robbinston Ridge

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

Reference 1 B1381P349

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
550 X 128	\$/FF -River Front	110.00	46,148	15%	Restrictio	6,922
Total Acres 1.62				Land Total		6,922
Accpt Land		6,900	Accepted Bldg		0	Total
						6,900

Pembroke
Name: SMOLSKI,JOHN

Valuation Report

08/25/2014

Page 231

Map/Lot:

015-033-A

Account: 142 Card: 1 of 1

Location:

83 FRONT ST

Neighborhood 23 Mill Street

Zoning/Use Residential 1
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 2 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.57	Acres-Homesite (Fract)	15,000.00	11,325	100%		11,325
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.57 Land Total						17,325

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	667 Sqft	Grade D 110	Base	62,487
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-301
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-4,060
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,053
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1875	0	Old Type	Obsolete	Below Average	Typical	57,073	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		40%	81%	100%	18,492

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1875	720	D 110	10,214	Avq-	40%	100%	100%	4,086
Stable w/Loft	1875	660	D 100	10,956	Fair	30%	100%	100%	3,287
Encl Frame Porch	1875	203	D 110	3,574	Avq-	40%	100%	100%	1,430
Encl Frame Porch	1875	32	D 110	1,366	Avq-	40%	100%	100%	546
1 & 1/2 Story Fr	1875	527	D 110	19,113	Avq-	40%	100%	100%	7,645
Outbuilding Total									16,994

Acpt Land

17,300

Accepted Bldg

35,500

Total

52,800

Pembroke
Name: SMOLSKI,JOHN

Valuation Report

08/25/2014

Page 232

Map/Lot:

015-044

Account: 151 Card: 1 of 1

Location:

FRONT ST

Neighborhood 23 Mill Street

Zoning/Use Shore
Topography Level
Utilities NoneNone
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
060 X 100	\$/FF -River Front	110.00	4,450	15%	Restrictio	667
Total Acres 0.14					Land Total	667

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Shed	1950	280	D 100	4,175	Avq.	61%	100%	100%		2,547
							Outbuilding Total			2,547

Accpt Land

700

Accepted Bldg

2,500

Total

3,200

Pembroke
Name: SMOLSKI,JOHN W

Valuation Report

08/25/2014

Page 233

Map/Lot:

015-033

Account: 141 Card: 1 of 1

Location:

85 FRONT ST

Neighborhood 23 Mill Street

Zoning/Use Residential 1
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Acres-Homesite (Fract)	15,000.00	13,416	100%		13,416
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 0.80						Land Total 16,416

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
2S Frame Shed	1900	759	D 100	14,466	Poor	20%	100% 100%	2,893
Outbuilding Total								2,893
Accpt Land		16,400	Accepted Bldg		2,900	Total		19,300

Pembroke
Name: SMOLSKI,JOHN W. II

Valuation Report

08/25/2014
Page 234
004-015-A
OX COVE RD

Account: 474 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 6 Ox Cove Rd

Zoning/Use Rural
Topography Rolling
Utilities None
Street Gravel

Reference 1 B1833P274

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
46.00	Acres-Rear Land 1 =<100	500.00	23,000	100%		23,000
Total Acres 46.00				Land Total		23,000
Accpt Land		23,000	Accepted Bldg	0	Total	23,000

Pembroke

Valuation Report

08/25/2014

Name: SNOW OCEAN REALTY LLC

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MACHIAS SAVINGS BANK

Map/Lot:

003-022

Account: 440 Card: 1 of 1

Location:

ROGERS PT - REMAINDER

Neighborhood 7 Garnet Head Rd

Sale Data	
Sale Date	12/13/2011
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use	Shore
Topography	Rolling
Utilities	None
Street	Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 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)	7,000.00	7,000	60%	Vacancy	4,200
31.80	Acres-Rear Land 1 =<100	500.00	15,900	60%	Vacancy	9,540
Total Acres 32.80					Land Total	13,740

Accpt Land

13,700

Accepted Bldg0 **Total**

13,700

ROGERS PT

Accpt Land	65,600	Accepted Bldg	0	Total	65,600
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Pembroke

Valuation Report

08/25/2014

Name: SNOW OCEAN REALTY LLC

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MACHIAS SAVINGS BANK

Map/Lot:

003-022-002

Account: 1130 Card: 1 of 1

Location:

ROGERS PT

Neighborhood 7 Garnet Head Rd

Zoning/Use Shore
 Topography Rolling
 Utilities None
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Deep Ocean	440.00	88,000	60%	Vacancy	52,800
024 X 220	\$/FF -Deep Ocean	440.00	10,560	75%	Excess Frt	0
024 X 220	\$/FF -Deep Ocean	3,000.00	3,000	60%	Vacancy	4,752
0.47	Acres-Rear Land 1 =<100	500.00	235	60%	Vacancy	141
Total Acres 1.60						Land Total 57,693

Acpt Land

57,700

Accepted Bldg0 **Total**

57,700

Pembroke

Valuation Report

08/25/2014

Name: SNOW OCEAN REALTY LLC

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MACHIAS SAVINGS BANK

Map/Lot:

003-022-003

Account: 1131 Card: 1 of 1

Location:

ROGERS PT

Neighborhood 7 Garnet Head Rd

Zoning/Use Shore
 Topography Rolling
 Utilities None
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Deep Ocean	440.00	88,000	60%	Vacancy	52,800
056 X 220	\$/FF -Deep Ocean	440.00	24,640	75%	Excess Frt	0
056 X 220	\$/FF -Deep Ocean	3,000.00	3,000	60%	Vacancy	11,088
0.51	Acres-Rear Land 1 =<100	500.00	255	60%	Vacancy	153
Total Acres 1.80				Land Total		64,041
Acpt Land		64,000	Accepted Bldg	0	Total	64,000

Pembroke

Valuation Report

08/25/2014

Name: SNOW OCEAN REALTY LLC

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MACHIAS SAVINGS BANK

Map/Lot:

003-022-004

Account: 1132 Card: 1 of 1

Location:

ROGERS PT

Neighborhood 7 Garnet Head Rd

Zoning/Use Shore
 Topography Rolling
 Utilities None
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Deep Ocean	440.00	88,000	60%	Vacancy	52,800
117 X 220	\$/FF -Deep Ocean	440.00	51,480	75%	Excess Frt	0
117 X 220	\$/FF -Deep Ocean	3,000.00	3,000	60%	Vacancy	23,166
0.20	Acres-Rear Land 1 =<100	500.00	100	60%	Vacancy	60
Total Acres 1.80				Land Total		76,026
Acpt Land		76,000	Accepted Bldg	0	Total	76,000

Pembroke

Valuation Report

08/25/2014

Name: SNOW OCEAN REALTY LLC

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MACHIAS SAVINGS BANK

Map/Lot:

003-022-005

Account: 1133 Card: 1 of 1

Location:

ROGERS PT

Neighborhood 7 Garnet Head Rd

Zoning/Use Shore
 Topography Rolling
 Utilities None
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	60%	Vacancy	39,600
070 X 220	\$/FF -Tidal Ocean	330.00	23,100	75%	Excess Frt	0
070 X 220	\$/FF -Tidal Ocean	3,000.00	3,000	60%	Vacancy	10,395
0.14	Acres-Rear Land 1 =<100	500.00	70	60%	Vacancy	42
Total Acres 1.50				Land Total		50,037
Acpt Land		50,000	Accepted Bldg		0	Total
						50,000

Pembroke

Valuation Report

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Name: SNOW OCEAN REALTY LLC

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MACHIAS SAVINGS BANK

Map/Lot:

003-022-006

Account: 1134 Card: 1 of 1

Location:

ROGERS PT

Neighborhood 7 Garnet Head Rd

Zoning/Use Shore
 Topography Rolling
 Utilities None
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	60%	Vacancy	39,600
068 X 220	\$/FF -Tidal Ocean	330.00	22,440	75%	Excess Frt	0
068 X 220	\$/FF -Tidal Ocean	3,000.00	3,000	60%	Vacancy	10,098
0.15	Acres-Rear Land 1 =<100	500.00	75	60%	Vacancy	45
Total Acres 1.50				Land Total		49,743
Acpt Land		49,700	Accepted Bldg	0	Total	49,700

Pembroke

Valuation Report

08/25/2014

Name: SNOW OCEAN REALTY LLC

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MACHIAS SAVINGS BANK

Map/Lot:

003-022-007

Account: 1135 Card: 1 of 1

Location:

ROGERS PT

Neighborhood 7 Garnet Head Rd

Zoning/Use Shore
 Topography Rolling
 Utilities None
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	60%	Vacancy	39,600
088 X 220	\$/FF -Tidal Ocean	330.00	29,040	75%	Excess Frt	0
088 X 220	\$/FF -Tidal Ocean	3,000.00	3,000	60%	Vacancy	13,068
3.15	Acres-Rear Land 1 =<100	500.00	1,575	60%	Vacancy	945
Total Acres 4.60				Land Total		53,613
Acpt Land		53,600	Accepted Bldg	0	Total	53,600

Pembroke

Valuation Report

08/25/2014

Name: SNOW OCEAN REALTY LLC

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MACHIAS SAVINGS BANK

Map/Lot:

003-022-008

Account: 1136 Card: 1 of 1

Location:

ROGERS PT

Neighborhood 7 Garnet Head Rd

Zoning/Use Shore
 Topography Rolling
 Utilities None
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	60%	Vacancy	39,600
083 X 220	\$/FF -Tidal Ocean	330.00	27,390	75%	Excess Frt	0
083 X 220	\$/FF -Tidal Ocean	3,000.00	3,000	60%	Vacancy	12,326
4.27	Acres-Rear Land 1 =<100	500.00	2,135	60%	Vacancy	1,281
Total Acres 5.70					Land Total	53,207
Acpt Land		53,200	Accepted Bldg		0	Total
						53,200

Pembroke

Valuation Report

08/25/2014

Name: SNOW OCEAN REALTY LLC

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MACHIAS SAVINGS BANK

Map/Lot:

003-022-009

Account: 1137 Card: 1 of 1

Location:

ROGERS PT

Neighborhood 7 Garnet Head Rd

Zoning/Use Shore
 Topography Rolling
 Utilities None
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	60%	Vacancy	39,600
109 X 220	\$/FF -Tidal Ocean	330.00	35,970	75%	Excess Frt	0
109 X 220	\$/FF -Tidal Ocean	3,000.00	3,000	60%	Vacancy	16,187
2.44	Acres-Rear Land 1 =<100	500.00	1,220	60%	Vacancy	732
Total Acres 4.00					Land Total	56,519
Acpt Land		56,500	Accepted Bldg	0	Total	56,500

Pembroke

Valuation Report

08/25/2014

Name: SNOW OCEAN REALTY LLC

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MACHIAS SAVINGS BANK

Map/Lot:

003-022-010

Account: 1138 Card: 1 of 1

Location:

ROGERS PT

Neighborhood 7 Garnet Head Rd

Zoning/Use Shore
Topography Rolling
Utilities None
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
160 X 220	\$/FF -Tidal Ocean	330.00	52,800	60%	Vacancy	31,680
3.39	Acres-Rear Land 1 =<100	500.00	1,695	60%	Vacancy	1,017
Total Acres 4.20					Land Total	32,697
Accpt Land		32,700	Accepted Bldg	0	Total	32,700

Pembroke

Valuation Report

08/25/2014

Name: SNOW OCEAN REALTY LLC

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MACHIAS SAVINGS BANK

Map/Lot:

003-022-011

Account: 1139 Card: 1 of 1

Location:

ROGERS PT

Neighborhood 7 Garnet Head Rd

Zoning/Use Shore
Topography Rolling
Utilities None
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	15,000.00	15,000	60%	Vacancy	9,000
2.55	Acres-Rear Land 1 =<100	500.00	1,275	60%	Vacancy	765
Total Acres 3.55				Land Total		9,765
Accpt Land		9,800	Accepted Bldg	0	Total	9,800

Pembroke

Valuation Report

08/25/2014

Name: SNOW OCEAN REALTY LLC

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MACHIAS SAVINGS BANK

Map/Lot:

003-022-012

Account: 1140 Card: 1 of 1

Location:

ROGERS PT

Neighborhood 7 Garnet Head Rd

Zoning/Use Shore
Topography Rolling
Utilities None
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	15,000.00	15,000	60%	Vacancy	9,000
1.61	Acres-Rear Land 1 =<100	500.00	805	60%	Vacancy	483
Total Acres 2.61				Land Total		9,483
Accpt Land		9,500	Accepted Bldg	0	Total	9,500

Pembroke

Valuation Report

08/25/2014

Name: SNOW OCEAN REALTY LLC

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MACHIAS SAVINGS BANK

Map/Lot:

003-022-013

Account: 1141 Card: 1 of 1

Location:

ROGERS PT

Neighborhood 7 Garnet Head Rd

Zoning/Use Shore
Topography Rolling
Utilities None
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	15,000.00	15,000	60%	Vacancy	9,000
4.44	Acres-Rear Land 1 =<100	500.00	2,220	60%	Vacancy	1,332
Total Acres 5.44				Land Total		10,332
Accpt Land		10,300	Accepted Bldg	0	Total	10,300

Pembroke
Name: SOSA, JAMES C & RUBY H

Valuation Report

08/25/2014

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Map/Lot:

006-023

Account: 568 Card: 1 of 1

Location:

GARNET HEAD RD

Neighborhood 7 Garnet Head Rd
Tree Growth 2005
Zoning/Use Shore
Topography Rolling
Utilities None
Street Semi-Improved

Sale Data	
Sale Date	05/01/2000
Sale Price	48,800
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 2005 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	15,000.00	15,000	100%		15,000
6.00	Acres-Softwood	122.00	732	100%		732
38.00	Acres-Mixed Wood	126.00	4,788	100%		4,788
1.00	Acres-Waste-Wet Land	50.00	50	100%		50
4.00	Acres-Rear Land 1 =<100	500.00	2,000	100%		2,000
Total Acres 50.00						22,570
Land Total						

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Garage	2004	1040	C 100	15,320	Avq.	91%	100%	100%	13,941	
Outbuilding Total									13,941	
Accpt Land		22,600	Accepted Bldg		13,900	Total			36,500	

Valuation Report

08/25/2014

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Map/Lot:

006-040

Account: 588 Card: 1 of 1

Location:

132 GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

Zoning/Use Residential 1
Topography Below Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 05/15/2012
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
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.73	Acres-Homesite (Fract)	15,000.00	12,816	100%		12,816
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.73						Land Total 18,816

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	396 Sqft	Grade C 100	Base	54,861
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	85% Hot Water BB	Cooling	0% None	Heat	224
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	-693
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1947	0	Typical	Typical	Below Average	Typical	54,392
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		50%	95%	100%
						Value(Rcnld)
						25,836

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1947	264	C 100	7,806	Avq-	50%	100%	100%	3,903
Open Frame Porch	2001	72	C 100	990	Avq-	50%	95%	100%	470
Outbuilding Total									4,373

Acpt Land

18,800

Accepted Bldg

30,200

Total

49,000

Pembroke
Name: SPEAR,LINDA

Valuation Report

08/25/2014

Page 251

Map/Lot:

015-001-A

Account: 1067 Card: 1 of 1

Location:

23 GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

Zoning/Use Residential 1
Topography Rolling
Utilities None
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Guardian M/H	1974	12X60	D 100	19,222	Avq.	40%	100%	100%	7,689
Frame Shed	1974	64	D 100	1,641	Avq.	74%	100%	100%	1,214
Wood Deck	1974	64	D 100	437	Avq.	74%	100%	100%	323
Outbuilding Total									9,226
Acpt Land			0	Accepted Bldg			9,200	Total	9,200

Pembroke
Name: SPRAGUE,LAURIE L

Valuation Report

08/25/2014

Page 252

Map/Lot:

008-006

Account: 640 Card: 1 of 1

Location:

21 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1

Reference 2 WHY ARE TAXES SO HIGH

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,000.00	25.000	100%		25.000
50.00	Acres-Rear Land 1 =<100	500.00	25.000	100%		25.000
9.00	Acres-Rear Land 2 = 101-200	350.00	3.150	100%		3.150
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 60.00						57,950

Land Total

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	696 Sqft	Grade D 110	Base	63,878
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	None	Basement	-5,351
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	-1,099
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Typical	Typical	Fair	Typical	57,428
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	30%	100%	100%	17,228	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1890	392	D 100	9,505	Fair	30%	100%	100%	2,852
Unfin Basement	1890	392	D 100	5,155	Fair	30%	100%	100%	1,546
Unfinished Attic	1890	392	E 100	1,112	Poor	20%	100%	100%	222
One Story Frame	1976	70	D 100	1,697	Fair	61%	100%	100%	1,035
Frame Garage	2001	576	D 110	8,593	Avq.	89%	100%	100%	7,648
Unfinished Attic	2001	576	D 110	2,353	Avq.	89%	100%	100%	2,094

Outbuilding Total

15,397

Acpt Land

58,000

Accepted Bldg

32,600

Total

90,600

Neighborhood 10 Route 1

Zoning/Use Residential 1
Topography Below Street
Utilities Dug WellSeptic System
Street Paved

Reference 1 B2528P095 (LIFE ESTATE) 06/01

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 12 19 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	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
2.10	Acres-Rear Land 1 =<100	500.00	1,050	100%		1,050
Total Acres 3.10 Land Total						20,850

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	594 Sqft	Grade C 100	Base	65,393
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% Forced Warm	Cooling	0% None	Heat	-1,560
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,040
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1947	0	Typical	Typical	Average	Typical	62,793	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		59%	100%	100%	37,048

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Encl Frame Porch	1947	66	C 100	2,002	Avq.	59%	100%	100%		1,181
Frame Garage	1947	576	C 100	9,527	Avq.	59%	100%	100%		5,621
Frame Shed	2009	200	D 100	3,237	Avq.	94%	100%	100%		3,043

Outbuilding Total 9,845

Acpt Land

20,900

Accepted Bldg

46,900 Total

67,800

Pembroke
Name: SPRAGUE,MERLE & PAULINE

Valuation Report

08/25/2014

Page 254

Map/Lot:

008-030

Account: 665 Card: 1 of 1

Location:

AYERS JCT RD

Neighborhood 11 Route 214

Zoning/Use Rural
Topography Rolling
Utilities None
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 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 1 =<100	500.00	25,000	100%		25,000
2.90	Acres-Rear Land 2 = 101-200	350.00	1,015	100%		1,015
12.00	Acres-Waste-Wet Land	50.00	600	100%		600
Total Acres 64.90			Land Total			26,615
Acpt Land		26,600	Accepted Bldg		0	Total
						26,600

Pembroke
Name: SSR II LLC

Valuation Report

08/25/2014

Page 255

Map/Lot:

011-026

Account: 913 Card: 1 of 1

Location:

LITTLE FALLS RD

Neighborhood 13 Little Falls Rd
Tree Growth 1983
Zoning/Use Commercial
Topography Rolling
Utilities None
Street Semi-Improved

Sale Data	
Sale Date	12/22/2009
Sale Price	945,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 2011 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
28.00	Acres-Softwood	122.00	3,416	100%		3,416
48.00	Acres-Mixed Wood	126.00	6,048	100%		6,048
16.00	Acres-Hardwood	115.00	1,840	100%		1,840
27.00	Acres-Gravel Pit	7,500.00	202,500	100%		202,500
0.00	Acres-Rear Land 2 = 101-200	3,000.00	3,000	100%		0
Total Acres 119.00				Land Total		213,804
Acpt Land		213,800	Accepted Bldg	0	Total	213,800

Pembroke

Valuation Report

08/25/2014

Name: STANHOPE, KEVIN E

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STANHOPE, MARK

Map/Lot:

015-056

Account: 164 Card: 1 of 1

Location:

OLD COUNTY RD

Neighborhood 12 Old Route 1

Sale Data

Sale Date 02/27/2007
 Sale Price 11,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use Residential 1
 Topography Rolling
 Utilities Dug WellSeptic System
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.38	Acres-Homesite (Fract)	15,000.00	9,247	100%		9,247
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
					Land Total	14,047

Dwelling Description**Replacement Cost New**

Other	One & 1/2 Story	406 Sqft	Grade SC100	Base	35,014
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood Posts/Rock	Basement	None	Basement	-4,126
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,866
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	609	Insulation	-402
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Old Type	Old Type	Fair	Inadeq.	28,620
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		30%	%	100%
						Value(Rcnld)
						0

Acpt Land

14,000

Accepted Bldg0 **Total**

14,000

Valuation Report

08/25/2014

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Map/Lot:

014-078

Account: 76 Card: 1 of 1

Location:

91 HARDY POINT RD

Neighborhood 20 Factory Rd

Zoning/Use Residential 1
Topography Level
Utilities Dug WellSeptic System
Street Gravel

Sale Data
Sale Date 06/20/2005
Sale Price 65,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	Acres-Homesite (Fract)	15,000.00	12,550	95%		11,922
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 0.70						16,722
Land Total						16,722

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	616 Sqft	Grade C 100	Base	66,563
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	Crawl	Basement	-2,940
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	1983	Typical	Typical	Average	Typical	
Functional	Obsolescence	Economic	Obsolescence	Phys. %	Func. %	Econ. %
None		None		50%	100%	100%
						Value(Rcnld)
						31,812

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1983	208	C 100	8,364	Avq.	50%	100%	100%	4,182
Wood Deck	1983	296	C 100	1,833	Avq.	50%	100%	100%	916
Frame Shed	1983	210	D 100	3,353	Fair	66%	100%	100%	2,213
Frame Garage	1992	672	C 100	10,725	Avq.	84%	100%	100%	9,009
Unfinished Attic	1992	672	C 100	2,811	Avq.	84%	100%	100%	2,361
Wood Deck	2002	77	C 100	606	Avq.	50%	100%	100%	303

Outbuilding Total 18,984

Acpt Land

16,700

Accepted Bldg

50,800

Total

67,500

Pembroke

Valuation Report

08/25/2014

Name: STANHOPE, RICHARD & JANICE

Page 258

STANHOPE, GREGORY S & DIANE S BAILEY

Map/Lot:

013-047

Account: 873 Card: 1 of 1

Location:

1353 RIDGE RD

Neighborhood 18 Robbinston Ridge

Zoning/Use Residential 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
29.00	Acres-Rear Land 1 =<100	500.00	14,500	100%		14,500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 30.00 Land Total						35,500

Dwelling Description

Replacement Cost New

Ranch	One Story	1,352 Sqft	Grade C 110	Base	81,891
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	1,353
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,063
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,115
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	Typical	Typical	Average	Typical	86,422
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		87%	100% 100%	75,187

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Shed	1876	360	D 100	5,113	Avq.	50%	100%	100%	2,556
Open Frame Porch	1996	132	C 110	1,802	Avq.	87%	100%	100%	1,568
Frame Garage	1996	484	C 110	9,215	Avq.	87%	90%	100%	7,215
Outbuilding Total									11,339

Acpt Land

35,500

Accepted Bldg

86,500

Total

122,000

Pembroke
Name: STANHOPE,KEVIN E & PAULA M

Valuation Report

08/25/2014
Page 259
008-031-001
AYERS JCT RD

Account: 1069 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 11 Route 214

Zoning/Use Residential 1
Topography Above Street
Utilities None
Street Paved

Sale Data	
Sale Date	05/01/1999
Sale Price	10,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B2338P060 05/99

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
11.40	Acres-Rear Land 1 =<100	500.00	5,700	100%		5,700
Total Acres 12.40					Land Total	20,700

Accpt Land	20,700	Accepted Bldg	0	Total	20,700
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Pembroke
Name: STANHOPE,MARK S & MICHELLE W

Valuation Report

08/25/2014

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Map/Lot:

013-047-001

Account: 1041 Card: 1 of 1

Location:

1361 RIDGE RD

Neighborhood 18 Robbinston Ridge

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 09/01/1997
Sale Price 25,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2 UNF GARAGE
Tran/Land/Bldg 3 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
16.00	Acres-Rear Land 1 =<100	500.00	8,000	100%		8,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 17.00						Land Total 29,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1	144	D 100	2,580	Avg.	50%	100%	100%	1,290
Fleetwood M/H	1993	14X66	B 100	32,241	Avg.	46%	100%	100%	14,670
One Story Frame	2001	600	B 100	21,644	Avg.	89%	60%	100%	11,558
Frame Shed	2001	192	E 100	1,915	Poor	68%	100%	100%	1,302
Frame Shed	2001	192	E 100	1,915	Poor	68%	50%	100%	651
One Story Frame	1970	550	E 100	8,131	Avg.	64%	100%	100%	5,204
Frame Garage	2013	1120	D 100	13,383	Avg.	95%	65%	100%	8,264
Outbuilding Total									42,939
Acpt Land		29,000	Accepted Bldg		42,900	Total			71,900

Pembroke

Valuation Report

08/25/2014

Name: STANHOPE, MARK S & MICHELLE W

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Map/Lot:

013-047-001

Account: 1041 Card: 1 of 1

Location:

1361 RIDGE RD



Pembroke
Name: STATE OF MAINE

Valuation Report

08/25/2014

Page 262

Map/Lot:

001-013

Account: 886 Card: 1 of 2

Location:

REVERSING FALLS RD

Neighborhood 1 Revers Falls Rd

Zoning/Use Shore
Topography Rolling
Utilities None
Street Gravel

Reference 1 B1602P037

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 41 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	75%	Excess Frt	49,500
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	50%	Excess Frt	33,000
900 X 220	\$/FF -Tidal Ocean	330.00	297,000	15%	Excess Frt	44,550
900 X 220	\$/FF -Tidal Ocean	330.00	297,000	15%	Excess Frt	44,550
900 X 220	\$/FF -Tidal Ocean	330.00	297,000	15%	Excess Frt	44,550
900 X 220	\$/FF -Tidal Ocean	330.00	297,000	15%	Excess Frt	44,550
Total Acres 21.23			Land Total			326,700
Acpt Land		326,700	Accepted Bldg	0	Total	326,700

Pembroke
Name: STATE OF MAINE

Valuation Report

08/25/2014

Page 263

Map/Lot:

001-013

Account: 886 Card: 2 of 2

Location:

REVERSING FALLS RD

Neighborhood 1 Revers Falls Rd

Zoning/Use Shore
Topography Rolling
Utilities None
Street Gravel

Reference 1 B1602P037

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
900 X 220	\$/FF -Tidal Ocean	330.00	297,000	15%	Excess Frt	44,550	
900 X 220	\$/FF -Tidal Ocean	330.00	297,000	15%	Excess Frt	44,550	
900 X 220	\$/FF -Tidal Ocean	330.00	297,000	15%	Excess Frt	44,550	
900 X 220	\$/FF -Tidal Ocean	330.00	297,000	15%	Excess Frt	44,550	
450 X 220	\$/FF -Tidal Ocean	330.00	148,500	15%	Excess Frt	22,275	
1.30	Acres-Rear Land 1 =<100	500.00	650	100%		650	
Total Acres 21.77			Land Total			201,125	
Acpt Land		201,100	Accepted Bldg		0	Total	201,100

Pembroke
Name: STATE OF MAINE

Valuation Report

08/25/2014

Page 264

Map/Lot:

001-013

Location:

REVERSING FALLS RD

Account: 886

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	326,700	0	326,700	326,700	0	326,700
2	201,100	0	201,100	201,100	0	201,100
TOTAL	527,800	0	527,800	527,800	0	527,800

Pembroke
Name: STATE OF MAINE

Valuation Report

08/25/2014

Page 265

Map/Lot:

001-015

Account: 888 Card: 1 of 1

Location:

REVERSING FALLS RD

Neighborhood 1 Revers Falls Rd

Zoning/Use Rural
Topography Rolling
Utilities None
Street Gravel

Reference 1 B1602P037

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 41 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
50.00	Acres-Rear Land 1 =<100	500.00	25,000	100%		25,000
50.00	Acres-Rear Land 2 = 101-200	350.00	17,500	100%		17,500
118.00	Acres-Rear Land 3 = 201+	245.00	28,910	100%		28,910
Total Acres 218.00			Land Total			71,410
Acpt Land		71,400	Accepted Bldg	0	Total	71,400

Pembroke
Name: STATE OF MAINE

Valuation Report

08/25/2014

Page 266

Map/Lot:

001-031

Account: 889 Card: 1 of 1

Location:

ISLAND LEIGHTON PT RD

Neighborhood 3 Island

Zoning/Use Resource Protect
Topography Rolling
Utilities None
Street None

Reference 1 B1114P145

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 41 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 100	\$/FF -Tidal Ocean	330.00	44,497	100%		44,497
200 X 100	\$/FF -Tidal Ocean	330.00	44,497	75%	Excess Frt	33,373
100 X 100	\$/FF -Tidal Ocean	330.00	22,249	50%	Excess Frt	11,124
Total Acres 1.15				Land Total		88,994

Acpt Land

89,000

Accepted Bldg

0

Total

89,000

Pembroke
Name: STATE OF MAINE

Valuation Report

08/25/2014

Page 267

Map/Lot:

002-027

Account: 890 Card: 1 of 1

Location:

ISLAND

Neighborhood 3 Island

Zoning/Use Shore
Topography Swampy
Utilities None
Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 41 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 100	\$/FF -Tidal Ocean	330.00	44,497	100%		44,497
200 X 100	\$/FF -Tidal Ocean	330.00	44,497	75%	Excess Frt	33,373
Total Acres 0.92						77,870
Accpt Land		77,900	Accepted Bldg	0	Total	77,900

Pembroke
Name: STATE OF MAINE

Valuation Report

08/25/2014

Page 268

Map/Lot:

014-096

Account: 898 Card: 1 of 1

Location:

OLD RT 1

Neighborhood 12 Old Route 1

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 41 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.10	Acres-Homesite (Fract)	15,000.00	4,743	100%		4,743
Total Acres 0.10				Land Total		4,743
Acpt Land		4,700	Accepted Bldg	0	Total	4,700

Pembroke
Name: STATE OF MAINE

Valuation Report

08/25/2014

Page 269

Map/Lot:

017-027

Account: 906 Card: 1 of 1

Location:

EAST RIVER RD

Neighborhood 16 East River Rd

Zoning/Use Resource Protect
Topography Rolling
Utilities None
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 41 0 0 Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 190	\$/FF -River Front	110.00	20,445	100%		20,445
200 X 190	\$/FF -River Front	110.00	20,445	75%	Excess Frt	15,334
200 X 190	\$/FF -River Front	110.00	20,445	50%	Excess Frt	10,223
400 X 190	\$/FF -River Front	110.00	40,890	15%	Excess Frt	6,134
Total Acres 4.35				Land Total		52,136
Accpt Land		52,100	Accepted Bldg	0	Total	52,100

Pembroke
Name: STATE OF MAINE

Valuation Report

08/25/2014

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Map/Lot:

017-035

Account: 907 Card: 1 of 1

Location:

EAST RIVER RD

Neighborhood 16 East River Rd

Zoning/Use Resource Protect
Topography Rolling
Utilities None
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 41 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 110	\$/FF -River Front	110.00	15,556	100%		15,556
200 X 110	\$/FF -River Front	110.00	15,556	75%	Excess Frt	11,667
200 X 110	\$/FF -River Front	110.00	15,556	50%	Excess Frt	7,778
400 X 110	\$/FF -River Front	110.00	31,113	15%	Excess Frt	4,667
Total Acres 2.54			Land Total			39,668
Accpt Land		39,700	Accepted Bldg	0	Total	39,700

Pembroke
Name: STATE OF MAINE

Valuation Report

08/25/2014

Page 271

Map/Lot:

013-016-001

Account: 1033 Card: 1 of 1

Location:

Neighborhood 17 Mount Tom Rd

Sale Data	
Sale Date	03/01/1997
Sale Price	30,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

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

Reference 1 B2149P205 03/97

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 41 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Front	77.00	15,400	100%		15,400
200 X 220	\$/FF -Lake Front	77.00	15,400	15%	Excess Frt	2,310
200 X 220	\$/FF -Lake Front	77.00	15,400	15%	Excess Frt	2,310
876 X 220	\$/FF -Lake Front	77.00	67,452	15%	Excess Frt	10,118
22.55	Acres-Rear Land 1 =<100	350.00	7,893	100%		7,893
Total Acres 30.00					Land Total	38,031

Acpt Land	38,000	Accepted Bldg	0	Total	38,000
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Pembroke
Name: STEVENS SR, GEORGE M

Valuation Report

08/25/2014

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Map/Lot:

015-055-002

Account: 163 Card: 1 of 1

Location:

388 OLD COUNTY RD

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.90	Acres-Rear Land 1 =<100	500.00	450	100%		450
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.90 Land Total						21,450

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,320 Sqft	Grade B 100	Base	89,138
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	100% Hot Water BB	Cooling	0% None	Heat	1,465
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,208
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	Obsolete	Obsolete	Average	Typical	91,811
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Value(Rcnd)
Incomplete		None		83%	77%	58,676

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	1995	670	B 100	4,791	Avq.	83%	100%	100%	3,977
Frame Shed	1974	288	D 100	4,269	Avq.	74%	100%	100%	3,159
1SFr Overhang	1990	88	B 100	3,175	Avq.	83%	100%	100%	2,635
Outbuilding Total									9,771

Acpt Land

21,500

Accepted Bldg

68,400 **Total**

89,900

Pembroke
Name: STEVENS SR, GEORGE M

Valuation Report

08/25/2014

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Map/Lot:

015-057

Account: 165 Card: 1 of 1

Location:

OLD COUNTY RD

Neighborhood 12 Old Route 1

Sale Data	
Sale Date	11/01/1994
Sale Price	5,500
Sale Type	Land Only
Financing	Unknown
Verified	Other Source
Validity	Arms Length Sale

Zoning/Use Rural
Topography Rolling
Utilities NoneNone
Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
12.30	Acres-Rear Land 1 =<100	500.00	6,150	100%		6,150
Total Acres 12.30				Land Total		6,150
Accpt Land		6,200	Accepted Bldg	0	Total	6,200

Pembroke

Valuation Report

08/25/2014

Name: STEVENS SR, STANLEY R

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STEVENS, CATHERINE A

Map/Lot:

017-049

Account: 915 Card: 1 of 1

Location:

21 FRONT ST

Neighborhood 23 Mill Street

Sale Data

Sale Date 11/29/2010
 Sale Price 50,125
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use Residential 1
 Topography Above Street
 Utilities Septic System
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 14 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	Acres-Homesite (Fract)	15,000.00	9,487	100%		9,487
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 0.40						Land Total 12,487

Dwelling Description**Replacement Cost New**

Conventional	One & 3/4 Story	528 Sqft	Grade D 110	Base	55,818
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	-238
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-1,250
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	-500
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Old Type	Old Type	Average	Typical	53,830
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		50%	90%	100%
						Value(Rcnld)
						24,224

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1900	247	D 100	8,144	Avq-	40%	100%	100%	3,258
One Story Frame	1900	56	D 100	1,358	Avq-	40%	100%	100%	543
Frame Garage	1900	480	D 100	6,828	Poor	20%	100%	100%	1,366
Outbuilding Total									5,167

Acpt Land

12,500

Accepted Bldg29,400 **Total**

41,900

Pembroke
Name: STEVENS, STANLEY R

Valuation Report

08/25/2014

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Map/Lot:

015-039-A

Account: 148 Card: 1 of 1

Location:

56 MIDDLE ST

Neighborhood 22 Middle Street

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 10/14/2011
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

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Homesite (Fract)	15,000.00	6,708	100%		6,708
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 0.20						Land Total 12,708

Dwelling Description

Replacement Cost New

Conventional	One Story	450 Sqft	Grade C 100	Base	40,657
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Wood Posts/Rock	Basement	Crawl	Basement	-4,325
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Floor/Wall Unit	Cooling	0% None	Heat	-2,350
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
1935	2012	Typical	Typical	Above Average	Typical	33,982
Functional Obsolescence	Economic Obsolescence			Phys. %	Func. %	Econ. %
None	None			62%	100%	100%
						Value Rcndd 21,069

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcndd
Wood Deck	2012	56	C 100	489	Avq.	95%	100%	100%	465
One Story Frame	2012	256	C 100	7,570	Avq.	95%	100%	100%	7,192
Frame Garage	2012	280	C 100	5,830	Avq.	95%	100%	100%	5,538
Outbuilding Total									13,195

Acpt Land

12,700

Accepted Bldg

34,300 **Total**

47,000

Pembroke
Name: STEVENS, STANLEY R

Valuation Report

08/25/2014
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015-039-A
56 MIDDLE ST

Account: 148 Card: 1 of 1

Map/Lot:
Location:



Neighborhood 10 Route 1

Zoning/Use Residential 1
Topography Level
Utilities Dug WellSeptic System
Street Paved

Sale Data
Sale Date 12/01/1992
Sale Price 20,600
Sale Type Land & Buildings
Financing Unknown
Verified Other Source
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.68	Acres-Homesite (Fract)	15,000.00	12,369	100%		12,369
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 0.68						Land Total 17,169

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	308 Sqft	Grade D 100	Base	39,409
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Good Metal	Roof	379
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-3,723
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	75% Forced Warm	Cooling	0% None	Heat	-284
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	1980	Old Type	Old Type	Below Average	Inadeq.	35,781
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete	None	52%	64%	100%	11,908	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1980	154	D 100	3,734	Avq-	52%	100%	100%	1,942
Frame Shed	1980	64	D 100	1,641	Avq-	52%	100%	100%	853
One Story Frame	1996	256	D 100	6,208	Fair	75%	100%	100%	4,656
Frame Garage	2009	896	D 100	11,088	Avq.	94%	100%	100%	10,423
Outbuilding Total									17,874

Acpt Land

17,200

Accepted Bldg

29,800

Total

47,000

Neighborhood 8 Brickyard Rd

Zoning/Use Rural
Topography Rolling
Utilities Drilled Well
Street Gravel

Sale Data	
Sale Date	04/01/1998
Sale Price	5,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2 NEED PHOTO

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
2.20	Acres-Rear Land 1 =<100	500.00	1,100	100%		1,100
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.20			Land Total			22,100

Dwelling Description

Replacement Cost New

Ranch	One Story	1,120 Sqft	Grade C 100	Base	65,755
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 Crawl	Basement	-4,200
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,240
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	Modern	Modern	Average	Typical	59,315		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		
None		None		89%	100%	100%		
Value(Rcnld)						52,790		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy		
Frame Shed	1976	24	E 100	714	Poor	51%		
						100%		
						100%		
Outbuilding Total						364		
Acpt Land						22,100		
Accepted Bldg						53,200		
Total						75,300		

Pembroke

Valuation Report

08/25/2014

Name: STEVENS,TRAVIS L & ELIZABETH

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Map/Lot:

004-012

Account: 470

Card: 1 of 1

Location:

290 BRICKYARD RD



Valuation Report

08/25/2014

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Map/Lot:

017-054

Account: 349 Card: 1 of 1

Location:

29 MIDDLE ST

Neighborhood 22 Middle Street

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

Sale Data
Sale Date 08/01/2002
Sale Price 18,200
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B2661P067 08/02

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Homesite (Fract)	15,000.00	6,708	100%		6,708
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 0.20					Land Total	11,508

Dwelling Description

Replacement Cost New

Conventional	One Story	512 Sqft	Grade D 100	Base	35,243
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Wood	Basement	None	Basement	-4,185
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-1,050
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-512
Attic	None			Attic	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	Obsolete	Obsolete	Average	Typical	29,496
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		None		89%	57%	100%
						14,963
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy
Encl Frame Porch	2003	224	D 100	3,494	Avq.	89%
						1,773
Outbuilding Total						1,773
Acpt Land		11,500	Accepted Bldg		16,700	Total
						28,200

Pembroke
Name: STEVENS,TRENT A & KRISTIN M

Valuation Report

08/25/2014

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Map/Lot:

017-055

Location:

MIDDLE ST

Account: 350 Card: 1 of 1

Neighborhood 22 Middle Street

Sale Data	
Sale Date	08/01/2002
Sale Price	18,200
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Partial Interest

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

Reference 1 B2661P067 08/02

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	Acres-Homesite (Fract)	15,000.00	8,746	100%	Fract. Sha	8,746
Total Acres 0.34				Land Total		8,746
Accpt Land		8,700	Accepted Bldg	0	Total	8,700

Neighborhood 17 Mount Tom Rd

Zoning/Use Residential 1
Topography Level
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1 B1112P265

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.57	Acres-Homesite (Fract)	15,000.00	11,325	100%		11,325
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.57 Land Total						17,325

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	59,762
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-480
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

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout					Total
1980	0	Typical	Typical	Fair	Typical					59,282
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %				Value(Rcnld)
Incomplete		None		64%	85%	100%				32,249
Outbuildings/Additions/Improvements					Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1980	320	E 100	2,831	Fair	64%	100%	100%	1,812	
Frame Shed	1990	340	E 100	2,975	Poor	61%	90%	100%	1,634	
Outbuilding Total									3,446	
Acpt Land		17,300		Accepted Bldg		35,700		Total	53,000	

Pembroke
Name: STOVER,HOWARD (HEIRS)

Valuation Report

08/25/2014

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Map/Lot:

014-104-A

Location:

LEIGHTON PT RD

Account: 31 Card: 1 of 1

Neighborhood 2 Leighton Pt Rd

Zoning/Use Shore
Topography Below Street
Utilities None
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
350 X 040	\$/FF -River Front	110.00	16,416	15%		2,462
Total Acres	0.32			Land Total		2,462
Accpt Land		2,500	Accepted Bldg		0	Total
						2,500

Map/Lot:

008-004

Account: 638 Card: 1 of 1

Location:

LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Zoning/Use	Residential 1
Topography	Rolling
Utilities	Dug WellSeptic System
Street	Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year..	0	Y Coordinate	0
------------------	---	--------------	---

Exemption(s)	Land Schedule	2
--------------	---------------	---

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,000.00	25,000	100%		25,000
47.00	Acres-Rear Land 1 =<100	500.00	23,500	100%		23,500
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		53,300

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 1/2 Story Wood Siding 1 OTHER Units-0	690 Sqft Masonry Trim Roof Cover	Grade SC100 None Asphalt Shingles	Base Trim Roof	44,564 0 0 0
Foundation	Brick &/or Stone	Basement	None	Basement	-3,897
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-2,709
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	1,035	Insulation	-683
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Working Condition	Condition	Layout	Total
1900	0	Old Type	Old Type		Fair	Typical	37,275
Functional Obsolescence			Economic Obsolescence		Phys. %	Func. %	Econ. %
None			None		30%	%	100%
Accpt Land			53,300	Accepted Bldg		0	Total
							53,300

Pembroke

Valuation Report

08/25/2014

Name: STUBBINS III, HUGH A

Page 285

GRODEN, EDITH C

Map/Lot:

014-107

Account: 105

Card: 1 of 1

Location:

94 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Sale Data

Sale Date 12/02/2005
 Sale Price 167,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -River Front	110.00	22,000	100%		22,000
015 X 220	\$/FF -River Front	110.00	1,650	75%	Excess Frt	1,238
0.42	Acres-Rear Land 1 =<100	500.00	210	100%		210
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 1.51						Land Total 29,448

Dwelling Description**Replacement Cost New**

Conventional	One & 1/2 Story	378 Sqft	Grade C 100	Base	51,625
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	1997	Typical	Typical	Average	Typical	51,625
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	66%	100%	100%	34,073	
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Value Rcnd
One Story Frame	1960	210	C 100	6,209	Avq.	4,098
Encl Frame Porch	1995	90	C 100	2,345	Avq.	1,548
Open Frame Porch	1995	42	C 100	665	Avq.	439
Outbuilding Total						6,085
Acpt Land		29,400	Accepted Bldg		40,200	Total 69,600

Pembroke
Name: SUSSENGUTH, WALTER & MARILYN

Valuation Report

08/25/2014

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Map/Lot:

003-029-003

Account: 998 Card: 1 of 1

Location:

GARNET HEAD RD.

Neighborhood 7 Garnet Head Rd

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

Reference 1 B1888P286

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Deep Ocean	440.00	88,000	100%		88,000
073 X 220	\$/FF -Deep Ocean	440.00	32,120	75%	Excess Frt	24,090
5.90	Acres-Rear Land 1 =<100	500.00	2,950	100%		2,950
Total Acres 7.28				Land Total		115,040
Acpt Land		115,000	Accepted Bldg		0	Total
						115,000

Pembroke
Name: SUTTON, FRANK & ROSA

Valuation Report

08/25/2014

Page 287

Map/Lot:

017-051

Account: 344 Card: 1 of 1

Location:

FRONT ST

Neighborhood 23 Mill Street

Zoning/Use Residential 1
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 11/19/2009
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

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.29	Acres-Homesite (Fract)	15,000.00	8,078	100%		8,078
Total Acres 0.29			Land Total			8,078

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	902 Sqft	Grade D 100	Base	61,012
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-370
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-4,148
Rooms	9				
Bedrooms	5	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,537
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	1,353	Insulation	-1,109
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Obsolete	None	Poor	Typical	53,848
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Fire Damage		None		20%	%	100%
						0

Accpt Land

8,100

Accepted Bldg

0 Total

8,100

Pembroke
Name: SUTTON, FRANK & ROSA

Valuation Report

08/25/2014

Page 288

Map/Lot:

017-036

Account: 920 Card: 1 of 5

Location:

13 LITTLE FALLS RD

Neighborhood 10 Route 1

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

Reference 1

Reference 2 RESTAURANT BLDG

Tran/Land/Bldg 0 2 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

				Land Description					
Units	Method - Description			Price/Unit	Total	Fctr	Influence		Value
200 X 200	\$/FF -River Front			110.00	20,976	100%			20,976
180 X 200	\$/FF -River Front			110.00	18,879	80%	Excess Frt		15,103
200 X 050	\$/FF -River Front			110.00	10,488	50%	Excess Frt		5,244
077 X 050	\$/FF -River Front			110.00	4,038	15%	Excess Frt		606
5.00	#	-Lot Improvements		3,000.00	15,000	100%			15,000
Total Acres 2.07						Land Total			56,929
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
One Story Frame	1930	2340	D 100	56.735	Fair	30%	100%	100%	17,020
Plumbing Fixture	1930	8	D 100	3,122	Fair	30%	100%	100%	937
Outbuilding Total									17,957
Acpt Land		56,900		Accepted Bldg		18,000		Total	74,900

Pembroke
Name: SUTTON, FRANK & ROSA

Valuation Report

08/25/2014

Page 289

Map/Lot:

017-036

Account: 920 Card: 2 of 5

Location:

RT 1

Neighborhood 10 Route 1

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

Reference 1
Reference 2 COTTAGE
Tran/Land/Bldg 0 2 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Dwelling Description				Replacement Cost New	
Conventional	One Story	512 Sqft	Grade SC100	Base	28,366
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood Posts/Rock	Basement	None	Basement	-4,720
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,674
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	512	Insulation	-338
Unfin. Living Area	NONE			Unfinished	0
Dwelling Condition					
Built	Renovated	Kitchens	Baths	Condition	Layout
1920	0	Old Type	Old Type	Below Average	Inadeq.
Functional Obsolescence	Economic Obsolescence			Phys. %	Func. %
None	None			40%	86%
				Econ. %	
				100%	
Accpt Land		0	Accepted Bldg	7,400	Total
					7,400

Pembroke
Name: SUTTON, FRANK & ROSA

Valuation Report

08/25/2014

Page 290

Map/Lot:

017-036

Account: 920 Card: 3 of 5

Location:

RT 1

Neighborhood 10 Route 1

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

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,920 Sqft	Grade C 110	Base	105,296
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	-15,013
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-2,112
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,063
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition				Uniminished						0
Built	Renovated	Kitchens	Baths	Condition	Layout					Total
1982	0	Typical	Typical	Average	Typical					90,234
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %				Value(Rcnld)
Overbuilt		None		79%	50%	100%				35,642
Outbuildings/Additions/Improvements				Percent Good						Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		Rcnld
Frame Shed	1982	400	E 100	3,405	Poor	55%	100%	100%		1,873
Outbuilding Total										1,873
Acpt Land			0	Accepted Bldg			37,500	Total		37,500

Pembroke
Name: SUTTON, FRANK & ROSA

Valuation Report

08/25/2014

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Map/Lot:

017-036

Account: 920 Card: 4 of 5

Location:

RT 1

Neighborhood 10 Route 1

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Story Frame	1965	1344	D 100	32,586	Avq-	61%	100%	100%	19,877
Plumbing Fixture	1965	6	D 100	2,342	Avq-	61%	100%	100%	1,429
Wood Deck	1965	818	D 100	3,900	Avq-	61%	100%	100%	2,379
Outbuilding Total									23,685
Acpt Land			0	Accepted Bldg			23,700	Total	23,700

Pembroke
Name: SUTTON, FRANK & ROSA

Valuation Report

08/25/2014

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Map/Lot:

017-036

Account: 920 Card: 5 of 5

Location:

RT 1

Neighborhood 10 Route 1

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Story Frame	1970	1800	D 100	43,642	Avq-	64%	25%	100%	6,983
Plumbing Fixture	1970	6	E 100	1,428	Avq-	64%	25%	100%	228
Outbuilding Total									7,211
Accpt Land			0	Accepted Bldg			7,200	Total	7,200

Pembroke
Name: SUTTON, FRANK & ROSA

Valuation Report

08/25/2014

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Map/Lot:

017-036

Account: 920

Location:

RT 1

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	56,900	18,000	74,900	56,900	18,000	74,900
2	0	7,400	7,400	0	7,400	7,400
3	0	37,500	37,500	0	37,500	37,500
4	0	23,700	23,700	0	23,700	23,700
5	0	7,200	7,200	0	7,200	7,200
TOTAL	56,900	93,800	150,700	56,900	93,800	150,700

Pembroke
Name: SUTTON, LEA ANN

Valuation Report

08/25/2014

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Map/Lot:

003-009

Account: 421 Card: 1 of 1

Location:

591 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,000.00	25,000	100%		25,000
41.00	Acres-Rear Land 1 =<100	500.00	20,500	100%		20,500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 42.00 Land Total						51,500

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	850 Sqft	Grade D 110	Base	68,256
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	-383
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	2,255
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1900	0	Typical	Typical	Average	Typical	70,128	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		50%	100%	100%	35,064

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value Rcnld
Frame Shed	1900	288	D 110	4,696	Avq.	50%	100% 100%	2,348
Frame Garage	1995	624	C 100	10,126	Avq.	86%	100% 100%	8,708
Outbuilding Total								11,056

Acpt Land

51,500

Accepted Bldg

46,100 Total

97,600

Pembroke
Name: SUTTON,CAROL A

Valuation Report

08/25/2014

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Map/Lot:

015-015

Account: 130 Card: 1 of 1

Location:

8 MASONIC LN

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 10/09/2002
Sale Price 47,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.57	Acres-Homesite (Fract)	15,000.00	11,325	100%		11,325
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.57 Land Total						17,325

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,096 Sqft	Grade C 100	Base	92,096
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	-548
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,250
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,500
Insulation	Capped Only			Insulation	-863
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1845	0	Typical	Typical	Average	Typical	94,435
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						47,218
None						
Phys. %						50%
Func. %						100%
Econ. %						100%

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1845	551	C 100	22,155	Avq.	50%	100%	100%	11,078
Frame Shed	1845	273	C 100	4,991	Avq.	50%	90%	100%	2,246
Unfinished Attic	1845	273	C 100	1,974	Avq.	50%	100%	100%	987
Frame Garage	1845	780	C 100	12,074	Avq.	50%	100%	100%	6,037
Unfinished Attic	1845	780	C 100	3,038	Avq.	50%	100%	100%	1,519
Outbuilding Total									21,867

Acpt Land

17,300

Accepted Bldg

69,100

Total

86,400

Pembroke
Name: SUTTON,FRANK

Valuation Report

08/25/2014

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Map/Lot:

017-037

Account: 332 Card: 1 of 1

Location:

US RTE 1

Neighborhood 10 Route 1

Zoning/Use Rural
Topography Above Street
Utilities None
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Rear Land 1 =<100	500.00	100	100%		100
Total Acres 0.20				Land Total		100
Accpt Land		100	Accepted Bldg		0	Total
						100

Pembroke
Name: SWEENIE,DAVID A

Valuation Report

08/25/2014

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Map/Lot:

007-029

Account: 632 Card: 1 of 1

Location:

39 FIFTH AVE

Neighborhood 25 Mahars Lane

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 07/01/2002
Sale Price 40,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
22.00	Acres-Rear Land 1 =<100	500.00	11,000	100%		11,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 23.00						Land Total 32,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Holiday Manor MH	1967	12X54	B 100	23,625	Avq.	40%	100%	100%	9,450
One Story Frame	1975	160	C 100	4,731	Avq.	75%	100%	100%	3,548
A-Roof.....	1975	648	C 100	1,225	Avq.	75%	100%	100%	919
Open Frame Porch	1975	32	C 100	556	Avq.	75%	100%	100%	417
Frame Shed	1975	128	D 100	2,391	Fair	60%	100%	100%	1,435
Frame Shed	1975	112	E 100	1,344	Fair	60%	90%	100%	725
Frame Shed	1975	168	D 100	2,860	Avq.	75%	100%	100%	2,145
2S Frame Shed	1900	440	D 100	8,925	Avq-	40%	100%	100%	3,570
2S Frame Garage	2009	1008	D 100	15,119	Avq+	94%	100%	100%	14,212
Frame Shed	1900	200	D 100	3,237	Avq-	40%	100%	100%	1,295
Outbuilding Total									37,716
Acpt Land		32,000	Accepted Bldg		37,700	Total		69,700	

Pembroke

Valuation Report

08/25/2014

Name: TABOR, HARLAND G

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TABOR, MORIN & SANDRA TABOR

Map/Lot:

008-028

Account: 925 Card: 1 of 1

Location:

FIFTH AVE

Neighborhood 10 Route 1

Zoning/Use Rural
 Topography Rolling
 Utilities None
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 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 1 =<100	500.00	25,000	100%		25,000
38.00	Acres-Rear Land 2 = 101-200	350.00	13,300	100%		13,300
1.00	Acres-Baselot (Fract)	7,000.00	7,000	100%		7,000
Total Acres 89.00			Land Total			45,300
Acpt Land		45,300	Accepted Bldg	0	Total	45,300

Neighborhood 7 Garnet Head Rd

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

Sale Data
Sale Date 10/01/1991
Sale Price 110,000
Sale Type Land & Buildings
Financing Unknown
Verified Other Source
Validity Arms Length Sale

Reference 1 B1732P013 10/91

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 2 19 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
037 X 220	\$/FF -Tidal Ocean	330.00	12,210	75%	Excess Frt	9,158
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
2.30	Acres-Rear Land 1 =<100	500.00	1,150	100%		1,150
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.50						97,308

Land Total

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	904 Sqft	Grade C 100	Base	78,423
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-452
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,234
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,875
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,500
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1889	1984	Typical	Typical	Good	Typical	83,580
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	70%	100%	100%	58,506	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 3/4 Story Fr	1984	648	C 100	27,208	Avq+	83%	100%	100%	22,583
One Story Frame	1984	175	C 100	5,174	Avq.	80%	100%	100%	4,139
Frame Garage	1889	580	D 100	7,853	Fair	30%	100%	100%	2,356
Frame Shed	1992	48	E 100	886	Avq.	84%	100%	100%	744
Frame Shed	1992	36	E 100	801	Poor	62%	100%	100%	497
Frame Shed	1994	512	C 100	8,411	Avq.	85%	100%	100%	7,149
Frame Garage	1995	624	C 100	10,126	Avq.	86%	100%	100%	8,708
Frame Shed	1995	260	C 100	4,805	Avq.	86%	90%	100%	3,719
Unfinished Attic	1995	624	C 100	2,710	Avq.	86%	100%	100%	2,331
Encl Frame Porch	1995	88	C 100	2,316	Avq.	86%	100%	100%	1,992
Outbuilding Total									54,218

Acpt Land

97,300

Accepted Bldg

112,700

Total

210,000

Pembroke
Name: TAYLOR, STEPHEN

Valuation Report

08/25/2014

Page 300

Map/Lot:

013-011

Account: 832 Card: 1 of 1

Location:

10 TAYLOR LN

Neighborhood 17 Mount Tom Rd

Zoning/Use Residential 1
Topography Rolling
Utilities Septic System
Street Semi-Improved

Reference 1 B0966P077

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 1 0 Land Schedule 1

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

Cape Cod	One Story	783 Sqft	Grade C 100	Base	53,131
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-5,932
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-3,349
Rooms	1				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,875
Attic	Full Finished			Attic	9,590
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	783	Insulation	-783
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	None	None	Average	Inadeq.	50,782
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete	None	81%	46%	100%	18,921	

Acpt Land

3,000

Accepted Bldg

18,900

Total

21,900

Pembroke
Name: TAYLOR,ROBERT

Valuation Report

08/25/2014

Page 301

Map/Lot:

013-011

Account: 831 Card: 1 of 1

Location:

32 TAYLOR LN

Neighborhood 17 Mount Tom Rd
Tree Growth 1990
Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 2013 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
18.00	Acres-Rear Land 1 =<100	500.00	9,000	100%		9,000
71.00	Acres-Mixed Wood	126.00	8,946	100%		8,946
5.00	Acres-Waste-Wet Land	50.00	250	100%		250
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
3.00	Acres-Gravel Pit	7,500.00	22,500	50%	Condition	11,250
Total Acres 98.00 Land Total						50,446

Dwelling Description

Replacement Cost New

Cape Cod	One Story	1,120 Sqft	Grade C 110	Base	72,331
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	-8,624
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,121
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	12,958
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition		Layout	Total
1980	0	Typical	Typical	Above Average		Typical	77,786
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		81%	100%	100%	63,007

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1980	48	C 110	489	Avq+	81%	100%	100%	396
Frame Shed	1900	884	E 100	6,866	Poor	20%	100%	100%	1,373
Frame Shed	1900	96	E 100	1,229	Poor	20%	100%	100%	246
Frame Shed	1900	375	E 100	3,226	Poor	20%	100%	100%	645
Encl Frame Porch	2001	144	D 100	2,556	Avq.	89%	100%	100%	2,275
Frame Shed	2001	144	D 100	2,580	Avq.	89%	100%	100%	2,296
Outbuilding Total									7,231

Acpt Land

50,400

Accepted Bldg

70,200

Total

120,600

Pembroke
Name: TAYLOR,ROBERT & STEPHEN

Valuation Report

08/25/2014

Page 302

Map/Lot:

013-052

Account: 878 Card: 1 of 1

Location:

RIDGE RD

Neighborhood 18 Robbinston Ridge
Tree Growth 1990
Zoning/Use Rural
Topography Rolling
Utilities None
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 2 6 0

TG Update/Year.. 2011 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
8.00	Acres-Softwood	122.00	976	100%		976	
80.00	Acres-Mixed Wood	126.00	10,080	100%		10,080	
47.00	Acres-Hardwood	115.00	5,405	100%		5,405	
35.00	Acres-Waste-Wet Land	50.00	1,750	100%		1,750	
Total Acres 170.00			Land Total			18,211	
Acpt Land		18,200	Accepted Bldg		0	Total	18,200

Pembroke
Name: THERRIEN, VIVAN

Valuation Report

08/25/2014

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Map/Lot:

009-019

Account: 690 Card: 1 of 1

Location:

456 OLD COUNTY RD

Neighborhood 12 Old Route 1

Sale Data	
Sale Date	10/17/2006
Sale Price	30,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Zoning/Use	Residential 1
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
9.00	Acres-Rear Land 1 =<100	500.00	4,500	100%		4,500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 10.00						25,500
Land Total						25,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
10Mobile Home	1970	10X48	D 100	13,512	Fair	28%	100%	100%	3,783
Concrete Slab...	1994	480	C 100	672	Avg.	85%	100%	100%	571
Outbuilding Total									4,354
Acpt Land		25,500	Accepted Bldg		4,400	Total		29,900	

Pembroke
Name: THOMPSON, PAUL E

Valuation Report

08/25/2014

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Map/Lot:

006-034

Location:

HERSEY RD

Account: 580 Card: 1 of 1

Neighborhood 9 Centennial Rd

Sale Data	
Sale Date	08/11/2011
Sale Price	25,000
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

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
17.00	Acres-Rear Land 1 =<100	500.00	8,500	100%		8,500
1.00	Acres-Baselot (Fract)	7,000.00	7,000	100%		7,000
Total Acres 18.00				Land Total		15,500

Accpt Land	15,500	Accepted Bldg	0	Total	15,500
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Pembroke
Name: THOMPSON,CAROL A TRUST

Valuation Report

08/25/2014

Page 305

Map/Lot:

014-077-006

Location:

HARDY POINT RD

Account: 42 Card: 1 of 1

Neighborhood 20 Factory Rd

Sale Data	
Sale Date	10/01/1988
Sale Price	35,500
Sale Type	Land Only
Financing	Unknown
Verified	
Validity	Arms Length Sale

Zoning/Use Shore
Topography Rolling
Utilities NoneNone
Street Gravel

Reference 1 B2355P035 06/99

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 262	\$/FF -Tidal Ocean	330.00	72,025	100%		0
200 X 262	\$/FF -Tidal Ocean	7,000.00	7,000	60%	Size/Shape	43,215
126 X 227	\$/FF -Tidal Ocean	330.00	42,236	75%	Excess Frt	0
126 X 227	\$/FF -Tidal Ocean	50.00	1,750	60%	Size/Shape	19,006
Total Acres 1.86					Land Total	62,221

Acpt Land	62,200	Accepted Bldg	0	Total	62,200
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Pembroke
Name: THORNTON, JARROD J

Valuation Report

08/25/2014

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Map/Lot:

011-030-002

Account: 759 Card: 1 of 1

Location:

402 LITTLE FALLS RD

Neighborhood 13 Little Falls Rd

Sale Data	
Sale Date	11/04/2011
Sale Price	14,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Zoning/Use Residential 1
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.62	Acres-Rear Land 1 =<100	500.00	310	100%		310
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.62 Land Total						21,310

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	475 Sqft	Grade D 110	Base	51,024
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-214
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-385
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1970	Old Type	Typical	Below Average	Typical	50,425
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Fire Damage		None		40%	90%	100%

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1925	176	D 110	4,694	Avq-	40%	75%	100%	1,409
One Story Frame	1925	35	D 110	934	Avq-	40%	100%	100%	374
Frame Shed	1925	60	D 110	1,753	Avq-	40%	90%	100%	631
2S Frame Garage	2000	720	C 100	14,237	Avq.	89%	100%	100%	12,671
Outbuilding Total									15,085

Acpt Land

21,300

Accepted Bldg

33,200

Total

54,500

Valuation Report

08/25/2014

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Map/Lot:

005-028

Account: 528 Card: 1 of 1

Location:

20 BRICKYARD RD

Neighborhood 2 Leighton Pt Rd

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

Sale Data
Sale Date 08/05/2012
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
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
7.00	Acres-Rear Land 1 =<100	500.00	3,500	100%		3,500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 8.00						Land Total 24,500

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,680 Sqft	Grade C 100	Base	117,957
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	-12,292
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	85% Forced Warm	Cooling	0% None	Heat	-1,134
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,250
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,890
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	Typical	Typical	Average	Typical	107,671
Functional	Obsolescence	Economic	Obsolescence	Phys. %	Func. %	Econ. %
Incomplete	None	None	None	85%	90%	100%
						Value(Rcnd)
						82,368

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Shed	1994	80	D 100	1.828	Fair	73%	100%	100%	1.334
Frame Shed	1994	144	D 100	2.580	Fair	73%	100%	100%	1.883
Wood Deck	2000	296	C 100	1.833	Ava.	89%	100%	100%	1.631
Frame Shed	1	80	E 100	1.114	Poor	20%	50%	100%	112
Outbuilding Total									4,960

Accpt Land

24,500

Accepted Bldg

87,300

Total

111,800

Pembroke
Name: TOWN OF PEMBROKE

Valuation Report

08/25/2014

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Map/Lot:

001-001

Account: 885 Card: 1 of 1

Location:

REVERSING FALLS RD

Neighborhood 1 Revers Falls Rd

Zoning/Use Shore
Topography Rolling
Utilities NoneNone
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 42 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Deep Ocean	440.00	88,000	100%		88,000
200 X 220	\$/FF -Deep Ocean	440.00	88,000	75%	Excess Frt	66,000
200 X 220	\$/FF -Deep Ocean	440.00	88,000	50%	Excess Frt	44,000
990 X 220	\$/FF -Deep Ocean	440.00	435,600	15%	Excess Frt	65,340
990 X 220	\$/FF -Deep Ocean	440.00	435,600	15%	Excess Frt	65,340
890 X 220	\$/FF -Deep Ocean	440.00	391,600	15%	Excess Frt	58,740
14.50	Acres-Rear Land 1 =<100	500.00	7,250	100%		7,250
Total Acres 32.02					Land Total	394,670

Acpt Land

394,700

Accepted Bldg

0 **Total**

394,700

Pembroke
Name: TOWN OF PEMBROKE

Valuation Report

08/25/2014
Page 309
013-002-00A
LITTLE FALLS RD

Account: 894 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 13 Little Falls Rd

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

Reference 1
Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 42 0 0 Land Schedule 1

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

Pembroke
Name: TOWN OF PEMBROKE

Valuation Report

08/25/2014

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Map/Lot:

014-038

Account: 896 Card: 1 of 1

Location:

OLD RT 1

Neighborhood 12 Old Route 1

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 42 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
8.00	Acres-Rear Land 1 =<100	500.00	4,000	100%		4,000
Total Acres 8.00				Land Total		4,000
Accpt Land		4,000	Accepted Bldg	0	Total	4,000

Pembroke
Name: TOWN OF PEMBROKE

Valuation Report

08/25/2014
Page 311
014-055
FACTORY RD

Account: 897 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 20 Factory Rd

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

Reference 1 B1503P234

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 42 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -River Front	110.00	22,000	100%		22,000
0.50	Acres-Rear Land 1 =<100	500.00	250	100%		250
Total Acres 1.51				Land Total		22,250
Accpt Land		22,300	Accepted Bldg		0	Total
						22,300

Pembroke

Valuation Report

08/25/2014

Name: TOWN OF PEMBROKE

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FIRE STATION

Map/Lot:

015-026

Account: 902 Card: 1 of 1

Location:

HIGH ST

Neighborhood 21 High Street

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 42 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	95%		14,250
0.10	Acres-Rear Land 1 =<100	500.00	50	100%		50
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
					Land Total	20,300

Total Acres 1.10

Commercial Description

Occupancy Type	Volunt.Fire Sta.					
Class & Quality	Frame.....Avg.					
# Dwelling Units	0					
Exterior	Aluminum/Vinyl					
Stories & Height	2 STORY @ 14'					
Heating/Cooling	Hot Water					
Built	1998					
Remodeled	0					
Base Cost/Sqft		29.97				
Heat-Cool/Sqft	+	10.09				
Total		40.06				
Size Factor	X	1.070				
Adjusted Cost/Sqft		42.86				
Total Square Feet	X	7,440				
Replacement Cost		318,878				
Condition	Good					
% Good Physical	X	.84				
Functional	X	1.00				
Subtotal		267,858				
Economic Factor	X 1.00					
			Total Value		267,858	

Data used for
 calculations supplied
 by Marshall & Swift
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Acpt Land

20,300

Bldg Override

230,000

Total

250,300

Pembroke
Name: TOWN OF PEMBROKE

Valuation Report

08/25/2014

Page 313

Map/Lot:

015-027

Account: 903 Card: 1 of 1

Location:

HIGH ST

Neighborhood 21 High Street

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 42 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	95%		14,250
3.00	Acres-Rear Land 1 =<100	500.00	1,500	100%		1,500
Total Acres 4.00				Land Total		15,750
Accpt Land		15,800	Accepted Bldg	0	Total	15,800

Pembroke
Name: TOWNSEND, GERALD R

Valuation Report

08/25/2014

Page 314

Map/Lot:

005-035

Account: 535 Card: 1 of 1

Location:

142 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

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

Sale Data
Sale Date 08/01/1992
Sale Price 50,000
Sale Type Land & Buildings
Financing Unknown
Verified Other Source
Validity Distressed Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
1.00	Acres-Homesite (Fract)	25,000.00	25,000	100%		25,000
1.00	Acres-Rear Land 1 =<100	500.00	500	100%		500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
110 X 220	\$/FF -Tidal Ocean	330.00	36,300	75%	Excess Frt	27,225
Total Acres 3.57					Land Total	124,725

Dwelling Description

Replacement Cost New

Ranch	One Story	660 Sqft	Grade C 100	Base	48,524
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	601
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	Average	Typical	49,125
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		78%	100%	38,318

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1980	720	C 100	21,288	Avg.	78%	100%	100%	16,605
Encl Frame Porch	1980	40	C 100	1,630	Avg.	78%	100%	100%	1,271
Wood Deck	1980	702	E 100	2,052	Poor	54%	100%	100%	1,108
Frame Shed	2010	240	B 100	5,513	Avg.	78%	100%	100%	4,300
Outbuilding Total									23,284

Acpt Land

124,700

Accepted Bldg

61,600

Total

186,300

Pembroke
Name: TOWNSEND, JUDY D

Valuation Report

08/25/2014

Page 315

Map/Lot:

012-024

Account: 811 Card: 1 of 1

Location:

816 AYERS JCT RD

Neighborhood 11 Route 214

Zoning/Use Residential 1
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 12/01/2006
Sale Price 33,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	66%		9,900
1.00	Acres-Rear Land 1 =<100	500.00	500	100%		500
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 2.00						Land Total 16,400

Dwelling Description

Replacement Cost New

Conventional	One Story	600 Sqft	Grade C 100	Base	46,276
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	None	Basement	-5,500
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,200
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
1990	0	Typical	Typical	Below Average	Typical	39,576
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		77%	100%	100%
						Value(Rcnld) 30,474

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1980	36	E 100	801	Fair	64%	100%	100%	513
Encl Frame Porch	1991	400	C 100	6,780	Avq-	77%	100%	100%	5,221
Frame Garage	1991	560	C 110	10,259	Avq.	84%	100%	100%	8,618
Outbuilding Total									14,352

Accpt Land

16,400

Accepted Bldg

44,800

Total

61,200

Pembroke

Valuation Report

08/25/2014

Name: TOWNSEND, MARIA E

Page 316

ELLINWOOD, BRENT A

Map/Lot:

014-063

Account: 62

Card: 1 of 1

Location:

OLD COUNTY RD

Neighborhood 12 Old Route 1

Sale Data

Sale Date	02/07/2014
Sale Price	600
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Zoning/Use	Rural
Topography	Above Street
Utilities	NoneNone
Street	Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.65	Acres-Homesite (Fract)	15,000.00	12,093	100%		12,093
Total Acres 0.65				Land Total		12,093
Accpt Land		12,100	Accepted Bldg	0	Total	12,100

Pembroke
Name: TRAINER, CYNTHIA

Valuation Report

08/25/2014

Page 317

Map/Lot:

015-013

Account: 128 Card: 1 of 1

Location:

12 MASONIC LN

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
Topography Above Street
Utilities NoneNone
Street Semi-Improved

Reference 1

Reference 2 RENOVATIONS

Tran/Land/Bldg 6 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.13	Acres-Rear Land 1 =<100	500.00	65	100%		65
2.00	# -Lot Improvements	3,000.00	6,000	90%	Restrictio	5,400
Total Acres 1.13					Land Total	20,465

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	609 Sqft	Grade C 100	Base	66,191
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-1,835
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-480
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1863	1976	Typical	Typical	Average	Typical	63,876
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	50%	100%	100%	31,938	
Outbuildings/Additions/Improvements					Value Rcnld	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	
One Story Frame	1976	210	C 100	6,209 Avq.	50% 100% 100%	
Encl Frame Porch	1976	168	C 100	3,461 Avq.	50% 100% 100%	
Encl Frame Porch	1976	126	C 100	2,860 Avq.	50% 100% 100%	
Frame Shed	1976	194	C 100	3,861 Avq.	50% 100% 100%	
Outbuilding Total					8,194	
Acpt Land		20,500	Accepted Bldg		40,100	Total
						60,600

Pembroke
Name: TRAINER, CYNTHIA P

Valuation Report

08/25/2014
Page 318
015-006
MASONIC LN

Account: 119 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 12 Old Route 1

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	50%		7,500
4.80	Acres-Rear Land 1 =<100	500.00	2,400	100%		2,400
Total Acres 5.80			Land Total			9,900
Accpt Land		9,900	Accepted Bldg		0	Total 9,900

Valuation Report

08/25/2014

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Map/Lot:

006-015

Account: 560 Card: 1 of 1

Location:

237 GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

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

Sale Data
Sale Date 03/27/2007
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
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
150 X 220	\$/FF -Tidal Ocean	330.00	49,500	100%		49,500
0.57	Acres-Rear Land 1 =<100	500.00	285	100%		285
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.33						55,785

Land Total

Dwelling Description

Replacement Cost New

Conventional	One Story	700 Sqft	Grade C 110	Base	55,024
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	6,105
FirePlaces	1			Fireplace	2,750
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Typical	Typical	Good	Typical	63,879
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		82%	95%	100%
						49,762

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1970	300	C 110	9,758	Good	82%	100%	100%	8,002
Encl Frame Porch	1993	200	C 110	4,311	Good	82%	100%	100%	3,535
Encl Frame Porch	1970	84	C 110	2,484	Good	82%	100%	100%	2,037
Encl Frame Porch	1970	56	C 110	2,044	Good	82%	100%	100%	1,676
Frame Garage	1970	440	C 100	7,827	Avq-	64%	100%	100%	5,009
Frame Shed	1970	192	D 100	3,142	Avq-	64%	100%	100%	2,011
Outbuilding Total									22,270

Acpt Land

55,800

Accepted Bldg

72,000

Total

127,800

Pembroke

Valuation Report

08/25/2014

Name: TRUE, JAMES H (PR)

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TRUE, HEIRS OF RICHARD W

Map/Lot:

008-010

Account: 644 Card: 1 of 1

Location:

385 US RTE 1

Neighborhood 10 Route 1
 Tree Growth 1991
 Zoning/Use Residential 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 2 0 0

TG Update/Year.. 1999 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
1.00	Acres-Rear Land 1 =<100	500.00	500	100%		500
0.00	Acres-Mixed Wood	3,000.00	6,000	100%		0
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
20.00	Acres-Rear Land 1 =<100	500.00	10,000	100%		10,000
Total Acres 22.00 Land Total						31,500

Dwelling Description

Replacement Cost New

Conventional	One Story	576 Sqft	Grade C 100	Base	45,377
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-2,728
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			
1987	0	Typical	Typical	Average	Typical	42,649			
Functional Obsolescence						Value(Rcnld)			
Incomplete		None		82%	70%	24,481			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1987	168	E 50	872	Fair	69%	100%	100%	602
Wood Deck	1987	192	C 100	1,250	Avq.	82%	100%	100%	1,025
Outbuilding Total									1,627
Acpt Land		31,500	Accepted Bldg		26,100	Total			57,600

Pembroke
Name: TUFTS,KENNETH R. & WENDY J.

Valuation Report

08/25/2014

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Map/Lot:

006-010

Account: 555 Card: 1 of 1

Location:

17 TABOR LN

Neighborhood 7 Garnet Head Rd

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

Reference 1 B1870P227

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 100	\$/FF -Tidal Ocean	330.00	44,497	100%		0
200 X 100	\$/FF -Tidal Ocean	500.00	500	60%	Size/Shape	26,698
030 X 100	\$/FF -Tidal Ocean	330.00	6,675	75%	Excess Frt	0
030 X 100	\$/FF -Tidal Ocean	3,000.00	6,000	60%	Size/Shape	3,004
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.53						35,702

Land Total

Dwelling Description

Replacement Cost New

Conventional	One Story	520 Sqft	Grade SC100	Base	28,564
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood Posts/Rock	Basement	None	Basement	-4,765
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,690
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-412
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-343
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Old Type	Old Type	Fair	Inadeq.	21,354
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		30%	86% 100%	5,509

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1930	104	SC100	882	Fair	30%	100%	100%	265
Frame Garage	1930	320	E 100	3,164	Poor	20%	100%	100%	633
Outbuilding Total									898

Acpt Land

35,700

Accepted Bldg

6,400 Total

42,100

Pembroke
Name: TURNER, MARIA E

Valuation Report

08/25/2014

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Map/Lot:

013-035

Account: 859 Card: 1 of 1

Location:

7 MT TOM RD

Neighborhood 17 Mount Tom Rd

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

Sale Data
Sale Date 10/31/2013
Sale Price 57,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 110	\$/FF -River Front	77.00	10,889	100%		10,889
050 X 110	\$/FF -River Front	77.00	2,722	75%	Excess Frt	2,042
2.00	# -Lot Improvements	2,100.00	4,200	100%		4,200
Total Acres 0.64						Land Total 17,131

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	396 Sqft	Grade D 100	Base	44,986
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	-3,757
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-1,421
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal	SFLA	693	Insulation	-341
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1860	1969	Typical	Typical	Average	Typical	39,467	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		50%	100%	100%	19,734

Acpt Land

17,100

Accepted Bldg

19,700

Total

36,800

Pembroke

Valuation Report

08/25/2014

Name: TYPHOON,LLC

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WAGNER FOREST MANAGEMENT

Map/Lot:

011-031+032

Account: 833 Card: 1 of 1

Location:

EAST RIVER RD

Neighborhood 16 East River Rd
 Tree Growth 1972
 Zoning/Use Commercial
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data	
Sale Date	06/01/1999
Sale Price	46,606,922
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Partial Interest

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 2013 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	Acres-Softwood	77.00	10,889	100%		0
181.00	Acres-Mixed Wood	126.00	22,806	100%		22,806
558.00	Acres-Hardwood	115.00	64,170	100%		64,170
13.00	Acres-Waste-Wet Land	50.00	650	100%		650
12.00	Acres-Class 2 Roads	1,500.00	18,000	100%		18,000
1.00	Acres-Gravel Pit	7,500.00	7,500	100%		7,500
Total Acres 765.00					Land Total	113,126

Acpt Land

113,100

Accepted Bldg0 **Total**

113,100

Pembroke

Valuation Report

08/25/2014

Name: TYPHOON,LLC

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WAGNER FOREST MANAGEMENT

Map/Lot:

012-015+016

Account: 914 Card: 1 of 1

Location:

RT 214

Neighborhood 11 Route 214

Tree Growth 1972

Zoning/Use Commercial

Topography Rolling

Utilities None

Street Paved

Sale Data

Sale Date 06/01/1999

Sale Price 46,606,922

Sale Type Land Only

Financing Unknown

Verified Public Record

Validity Partial Interest

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 2013 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	Acres-Softwood	77.00	10,889	100%		0
111.00	Acres-Mixed Wood	126.00	13,986	100%		13,986
0.00	Acres-Hardwood	115.00	64,170	100%		0
17.00	Acres-Waste-Wet Land	50.00	850	100%		850
0.00	Acres-Class 2 Roads	1,500.00	18,000	100%		0
Total Acres 128.00					Land Total	14,836

Acpt Land

14,800

Accepted Bldg0 **Total**

14,800

Pembroke
Name: U.S. FISH & WILDLIFE SERVICES

Valuation Report

08/25/2014

Page 325

Map/Lot:

002-021

Account: 388 Card: 1 of 1

Location:

YOUNGS COVE RD

Neighborhood 24 Youngs Cove Rd

Zoning/Use Shore
Topography Rolling
Utilities None
Street Gravel

Reference 1 B1818P175 & B1818P177

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 40 0 0 Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	75%	Excess Frt	49,500
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	50%	Excess Frt	33,000
175 X 220	\$/FF -Tidal Ocean	330.00	57,750	15%	Excess Frt	8,663
22.10	Acres-Rear Land 1 =<100	500.00	11,050	100%		11,050
Total Acres 26.01				Land Total		168,213
Acpt Land		168,200	Accepted Bldg		0	Total
						168,200

Pembroke
Name: UNITED STATES DEPT. OF INTERIOR

Valuation Report

08/25/2014

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Map/Lot:

002-025+026

Account: 392 Card: 1 of 1

Location:

MIDDLE CROSS RD

Neighborhood 24 Youngs Cove Rd

Zoning/Use Shore
Topography Rolling
Utilities None
Street Gravel

Reference 1 B1896P314 & B1896P316

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 40 0 0 Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	75%	Excess Frt	49,500
24.83	Acres-Rear Land 1 =<100	500.00	12,415	100%		12,415
Total Acres 26.85					Land Total	127,915
Accpt Land		127,900	Accepted Bldg		0	Total
						127,900

Pembroke
Name: UNITED STATES FISH & WILDLIFE SERV

Valuation Report

08/25/2014

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Map/Lot:

004-007-002

Location:

OX COVE RD

Account: 466 Card: 1 of 1

Neighborhood 6 Ox Cove Rd

Zoning/Use Shore
Topography Rolling
Utilities None
Street Gravel

Sale Data	
Sale Date	04/01/1993
Sale Price	90,000
Sale Type	Land Only
Financing	Unknown
Verified	.....
Validity	Exempt Property

Reference 1 B1840P290 & B1840P293

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 40 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	75%	Excess Frt	49,500
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	50%	Excess Frt	33,000
900 X 220	\$/FF -Tidal Ocean	330.00	297,000	15%	Excess Frt	44,550
282 X 200	\$/FF -Tidal Ocean	330.00	88,729	15%	Excess Frt	13,309
9.08	Acres-Rear Land 1 =<100	500.00	4,540	100%		4,540
Total Acres 17.95					Land Total	210,899

Acpt Land

210,900

Accepted Bldg

0 **Total**

210,900

Pembroke
Name: UNITED STATES FISH & WILDLIFE SERV

Valuation Report

08/25/2014

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Map/Lot:

004-006

Location:

ISLAND OX COVE RD

Account: 479 Card: 1 of 1

Neighborhood 3 Island

Sale Data	
Sale Date	10/01/1993
Sale Price	8,700
Sale Type	Land Only
Financing	Unknown
Verified	.....
Validity	Exempt Property

Zoning/Use Resource Protect
Topography Rolling
Utilities None
Street None

Reference 1 B1936P037

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 40 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 050	\$/FF -Tidal Ocean	330.00	31,464	15%	Restrictio	4,720
100 X 050	\$/FF -Tidal Ocean	330.00	15,732	15%	Restrictio	2,360
Total Acres 0.34					Land Total	7,080

Accpt Land	7,100	Accepted Bldg	0	Total	7,100
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Pembroke
Name: UNITED STATES OF AMERICA

Valuation Report

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Map/Lot:

001-005

Account: 217 Card: 1 of 1

Location: ISLAND-REVERSING FALLS RD

Neighborhood 3 Island

Sale Data	
Sale Date	04/01/2001
Sale Price	90,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Zoning/Use
Topography Rolling
Utilities None
Street None

Reference 1 B2506P219 04/01

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 40 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 190	\$/FF -Tidal Ocean	330.00	61,335	15%	Size/Shape	0
200 X 190	\$/FF -Tidal Ocean	330.00	15,732	55%	Restrictio	5,060
900 X 190	\$/FF -Tidal Ocean	330.00	276,008	15%	Excess Frt	0
900 X 190	\$/FF -Tidal Ocean	330.00	297,000	55%	Restrictio	22,771
900 X 190	\$/FF -Tidal Ocean	330.00	276,008	15%	Excess Frt	0
900 X 190	\$/FF -Tidal Ocean	500.00	4,540	55%	Restrictio	22,771
0.00	Acres-Open Space	500.00	7,250	100%		0
Total Acres 8.73				Land Total		50,602

Acpt Land

50,600

Accepted Bldg

0 **Total**

50,600

Account: 364 Card: 1 of 1

Valuation Report

Map/Lot:
Location:

08/25/2014

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002-003

CLARKSIDE RD

Neighborhood 4 Lower Cross Rd

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

Sale Data

Sale Date	08/17/2011
Sale Price	32,000
Sale Type	Land Only
Financing	Cash Sale
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 7 0

TG Update/Year..	0	Y Coordinate	0
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Exemption(s)	40 0 0	Land Schedule	1
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Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
20.10	Acres-Rear Land 1 =<100	500.00	10.050	100%		10.050
1.00	Acres-Baselot (Fract)	7.000.00	7.000	100%		7.000
Total Acres 21.10				Land Total		17,050

Accpt Land	17,100	Accepted Bldg	0	Total	17,100
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Pembroke
Name: UNITED STATES OF AMERICA

Valuation Report

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Map/Lot:

002-005

Account: 366 Card: 1 of 2

Location:

REVERSING FALLS RD

Neighborhood 1 Revers Falls Rd

Sale Data	
Sale Date	09/01/1999
Sale Price	19,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Zoning/Use Shore
Topography Rolling
Utilities None
Street Gravel

Reference 1 B2379P061 09/99

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 40 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 200	\$/FF -Tidal Ocean	330.00	62,929	100%		0
200 X 200	\$/FF -Tidal Ocean	7,000.00	7,000	85%	Vacancy	53,490
200 X 185	\$/FF -Tidal Ocean	330.00	60,523	75%	Excess Frt	0
200 X 185	\$/FF -Tidal Ocean	330.00	297,000	85%	Vacancy	38,583
200 X 110	\$/FF -Tidal Ocean	330.00	46,669	50%	Excess Frt	0
200 X 110	\$/FF -Tidal Ocean	500.00	4,540	85%	Vacancy	19,835
Total Acres 2.28					Land Total	111,908

Acpt Land	111,900	Accepted Bldg	0	Total	111,900
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Valuation Report

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Map/Lot:

002-005

Location:

REVERSING FALLS RD

Account: 366 Card: 2 of 2

Neighborhood 1 Revers Falls Rd

Sale Data	
Sale Date	09/01/1999
Sale Price	19,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Zoning/Use Shore
Topography Rolling
Utilities None
Street Gravel

Reference 1 B2379P061 09/99

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 050	\$/FF -Tidal Ocean	330.00	31.464	15%		0
200 X 050	\$/FF -Tidal Ocean	7,000.00	7,000	85%	Vacancy	4,012
Total Acres 0.23					Land Total	4,012

Accpt Land	4,000	Accepted Bldg	0	Total	4,000
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Pembroke
Name: UNITED STATES OF AMERICA

Valuation Report

08/25/2014

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Map/Lot:

002-005

Account: 366

Location:

REVERSING FALLS RD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	111,900	0	111,900	111,900	0	111,900
2	4,000	0	4,000	4,000	0	4,000
TOTAL	115,900	0	115,900	115,900	0	115,900

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Name: UNITED STATES OF AMERICA

Valuation Report

08/25/2014

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Map/Lot:

002-025-002

Location:

OX COVE RD

Account: 394 Card: 1 of 1

Neighborhood 6 Ox Cove Rd

Sale Data	
Sale Date	09/01/2001
Sale Price	100,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

Reference 1 B2553P240 09/01

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 40 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
150 X 229	\$/FF -Tidal Ocean	330.00	50,502	100%		50,502
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.79				Land Total		56,502

Dwelling Description

Replacement Cost New

Ranch	One Story	768 Sqft	Grade B 100	Base	64,135
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	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
1984	0	Typical	Typical	Above Average	Typical	64,135
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	83%	100%	100%	53,232	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1986	384	C 100	6,551	Avq+	84%	100%	100%	5,503
Unfin Basement	1986	384	C 100	6,236	Avq.	81%	100%	100%	5,051
Frame Garaqe	1991	528	B 100	10,891	Avq.	84%	100%	100%	9,148
						Outbuilding Total			19,702

Acpt Land

56,500

Accepted Bldg

72,900

Total

129,400

Pembroke
Name: UNITED STATES OF AMERICA

Valuation Report

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Map/Lot:

002-030

Account: 399 Card: 1 of 1

Location:

92 GILLESPIE LN

Neighborhood 6 Ox Cove Rd

Sale Data	
Sale Date	09/01/2002
Sale Price	95,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Shore
Topography Rolling
Utilities None
Street Gravel

Reference 1 B2660P238 09/02

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 40 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	75%	Excess Frt	49,500
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	50%	Excess Frt	33,000
100 X 220	\$/FF -Tidal Ocean	330.00	33,000	15%	Excess Frt	4,950
21.50	Acres-Rear Land 1 =<100	500.00	10,750	100%		10,750
Total Acres 25.04						Land Total 164,200

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Econ	Value Rcnld
Unfin Basement	1989	1192	C 100	11,427	Avq-	76%	100%	100%	8,685
Outbuilding Total									8,685
Acpt Land		164,200	Accepted Bldg		8,700	Total			172,900

Pembroke
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Valuation Report

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Map/Lot:

002-031

Location:

OX COVE RD

Account: 400 Card: 1 of 1

Neighborhood 6 Ox Cove Rd

Sale Data	
Sale Date	12/01/1993
Sale Price	50,000
Sale Type	Land Only
Financing	Unknown
Verified	.....
Validity	Exempt Property

Zoning/Use Shore
Topography Rolling
Utilities None
Street Gravel

Reference 1 B1896P244 & B1896P246

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 40 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
195 X 220	\$/FF -Tidal Ocean	330.00	64,350	75%	Excess Frt	48,263
8.74	Acres-Rear Land 1 =<100	500.00	4,370	100%		4,370
Total Acres 10.73					Land Total	118,633

Accpt Land

118,600

Accepted Bldg

0

Total

118,600

Pembroke
Name: UNITED STATES OF AMERICA

Valuation Report

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004-003
OX COVE RD

Account: 461 Card: 1 of 2 Map/Lot:
Location:

Neighborhood 6 Ox Cove Rd

Zoning/Use Shore
Topography Rolling
Utilities None
Street Gravel

Reference 1 B2380P190 & B2380P192

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 40 0 0 Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	75%	Excess Frt	49,500
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	50%	Excess Frt	33,000
900 X 220	\$/FF -Tidal Ocean	330.00	297,000	15%	Excess Frt	44,550
900 X 220	\$/FF -Tidal Ocean	330.00	297,000	15%	Excess Frt	44,550
900 X 220	\$/FF -Tidal Ocean	330.00	297,000	15%	Excess Frt	44,550
72.92	Acres-Rear Land 1 =<100	500.00	36,460	100%		36,460
Total Acres 89.60			Land Total			318,610
Acpt Land		318,600	Accepted Bldg		0	Total
						318,600

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Valuation Report

08/25/2014
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004-003
OX COVE RD

Account: 461 Card: 2 of 2 Map/Lot:
Location:

Neighborhood 6 Ox Cove Rd

Zoning/Use Shore
Topography Rolling
Utilities None
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
900 X 220	\$/FF -Tidal Ocean	330.00	297,000	15%	Excess Frt	44,550
900 X 220	\$/FF -Tidal Ocean	330.00	297,000	15%	Excess Frt	44,550
900 X 220	\$/FF -Tidal Ocean	330.00	297,000	15%	Excess Frt	44,550
900 X 220	\$/FF -Tidal Ocean	330.00	297,000	15%	Excess Frt	44,550
900 X 220	\$/FF -Tidal Ocean	330.00	297,000	15%	Excess Frt	44,550
568 X 220	\$/FF -Tidal Ocean	330.00	187,440	15%	Excess Frt	28,116
Total Acres 25.62			Land Total			250,866
Acpt Land		250,900	Accepted Bldg	0	Total	250,900

Pembroke
Name: UNITED STATES OF AMERICA

Valuation Report

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Map/Lot:

004-003

Account: 461

Location:

OX COVE RD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	318,600	0	318,600	318,600	0	318,600
2	250,900	0	250,900	250,900	0	250,900
TOTAL	569,500	0	569,500	569,500	0	569,500

Pembroke

Valuation Report

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Name: UNITED STATES OF AMERICA

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US FISH & WILDLIFE SERVICE

Map/Lot:

004-007-001

Account: 465 Card: 1 of 2

Location:

527 OX COVE RD

Neighborhood 6 Ox Cove Rd

Sale Data	
Sale Date	01/12/2012
Sale Price	76,000
Sale Type	Land Only
Financing	Cash Sale
Verified	Public Record
Validity	Other Non Valid

Zoning/Use
 Topography Rolling
 Utilities None
 Street Gravel

Reference 1

Reference 2 OPEN SPACE

Tran/Land/Bldg 0 5 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 40 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	55%	Restrictio	36,300
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	75%	Excess Frt	0
200 X 220	\$/FF -Tidal Ocean	330.00	297,000	55%	Restrictio	27,225
155 X 220	\$/FF -Tidal Ocean	330.00	51,150	50%	Excess Frt	0
155 X 220	\$/FF -Tidal Ocean	330.00	297,000	55%	Restrictio	14,066
Total Acres 2.80					Land Total	77,591

Acpt Land

77,600

Accepted Bldg0 **Total**

77,600

Pembroke

Valuation Report

08/25/2014

Name: UNITED STATES OF AMERICA

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US FISH & WILDLIFE SERVICE

Map/Lot:

004-007-001

Account: 465 Card: 2 of 2

Location:

OX COVE RD

Neighborhood 6 Ox Cove Rd

Sale Data	
Sale Date	01/12/2012
Sale Price	76,000
Sale Type	Land Only
Financing	Cash Sale
Verified	Public Record
Validity	Other Non Valid

Zoning/Use
 Topography Rolling
 Utilities Dug Well
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 5 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 40 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.44	Acres-Open Space	400.00	176	55%	Restrictio	97
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 1.44			Land Total			16,897

Acpt Land

16,900

Accepted Bldg0 **Total**

16,900

Pembroke

Valuation Report

08/25/2014

Name: UNITED STATES OF AMERICA

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US FISH & WILDLIFE SERVICE

Map/Lot:

004-007-001

Account: 465

Location:

OX COVE RD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	77,600	0	77,600	77,600	0	77,600
2	16,900	0	16,900	16,900	0	16,900
TOTAL	94,500	0	94,500	94,500	0	94,500

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Valuation Report

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004-015
OX COVE RD

Account: 473 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 6 Ox Cove Rd

Zoning/Use Shore
Topography Rolling
Utilities None
Street Gravel

Sale Data	
Sale Date	12/01/1993
Sale Price	47,000
Sale Type	Land Only
Financing	Unknown
Verified	.....
Validity	Exempt Property

Reference 1 B1896P324 & B1896P326

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 40 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
140 X 220	\$/FF -Tidal Ocean	330.00	46,200	75%	Excess Frt	34,650
2.12	Acres-Rear Land 1 =<100	500.00	1,060	100%		1,060
Total Acres 3.84				Land Total		101,710

Acpt Land	101,700	Accepted Bldg	0	Total	101,700
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Valuation Report

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Map/Lot:

004-018

Account: 480 Card: 1 of 1

Location:

ISLAND OX COVE RD

Neighborhood 3 Island

Zoning/Use Resource Protect
Topography Rolling
Utilities None
Street None

Reference 1 B1861P339 & B1861P342

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 40 0 0 Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 100	\$/FF -Tidal Ocean	330.00	44,497	15%	Restrictio	6,675
200 X 100	\$/FF -Tidal Ocean	330.00	44,497	15%	Restrictio	6,675
Total Acres 0.92			Land Total			13,350
Accpt Land		13,400	Accepted Bldg		0	Total
						13,400

Pembroke
Name: UNITED STATES OF AMERICA

Valuation Report

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Map/Lot:

004-019

Account: 481 Card: 1 of 2

Location:

OX COVE RD

Neighborhood 6 Ox Cove Rd

Sale Data	
Sale Date	07/01/1993
Sale Price	535,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	
Validity	Exempt Property

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

Reference 1 B1861P339 & B1861P142

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 40 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Shorefront Amenity Lot	70,000.00	70,000	95%		66,500
1.00	Acres-Shorefront Amenity Lot	70,000.00	70,000	95%		66,500
5.00	Acres-Rear Land 1 =<100	500.00	2,500	100%		2,500
90.00	Acres-Rear Land 1 =<100	500.00	45,000	100%		45,000
5.00	Acres-Rear Land 1 =<100	500.00	2,500	100%		2,500
1.00	Acres-Shorefront Amenity Lot	70,000.00	70,000	100%		70,000
1.00	Acres-Shorefront Amenity Lot	70,000.00	70,000	100%		70,000
Total Acres 104.00			Land Total			323,000
Acpt Land		323,000	Accepted Bldg		0	Total 323,000

Pembroke
Name: UNITED STATES OF AMERICA

Valuation Report

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Map/Lot:

004-019

Account: 481 Card: 2 of 2

Location:

OX COVE RD

Neighborhood 6 Ox Cove Rd

Sale Data	
Sale Date	07/01/1993
Sale Price	535,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	
Validity	Exempt Property

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

Reference 1 B1861P339 & B1861P142

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 40 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
900 X 220	\$/FF -Tidal Ocean	330.00	297,000	15%	Excess Frt	44,550
900 X 220	\$/FF -Tidal Ocean	330.00	297,000	15%	Excess Frt	44,550
900 X 220	\$/FF -Tidal Ocean	330.00	297,000	15%	Excess Frt	44,550
900 X 220	\$/FF -Tidal Ocean	330.00	297,000	15%	Excess Frt	44,550
900 X 220	\$/FF -Tidal Ocean	330.00	297,000	15%	Excess Frt	44,550
500 X 220	\$/FF -Tidal Ocean	330.00	165,000	15%	Excess Frt	24,750
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 25.28			Land Total			253,500

Acpt Land	253,500	Accepted Bldg	0	Total	253,500
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Pembroke
Name: UNITED STATES OF AMERICA

Valuation Report

08/25/2014

Page 347

Map/Lot:

004-019

Account: 481

Location:

OX COVE RD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	323,000	0	323,000	323,000	0	323,000
2	253,500	0	253,500	253,500	0	253,500
TOTAL	576,500	0	576,500	576,500	0	576,500

Pembroke
Name: UNITED STATES OF AMERICA

Valuation Report

08/25/2014

Page 348

Map/Lot:

004-007-002

Location:

OX COVE RD

Account: 1086 Card: 1 of 1

Neighborhood 6 Ox Cove Rd

Sale Data	
Sale Date	01/01/2001
Sale Price	32,320
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Zoning/Use
Topography Rolling
Utilities None
Street Gravel

Reference 1 B2483P009 01/01

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 40 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	75%	Excess Frt	49,500
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	50%	Excess Frt	33,000
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	15%	Excess Frt	9,900
4.00	Acres-Rear Land 1 =<100	500.00	2,000	100%		2,000
Total Acres 8.04					Land Total	160,400

Acpt Land	160,400	Accepted Bldg	0	Total	160,400
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Pembroke
Name: VAN SICKEL, ALFRED L

Valuation Report

08/25/2014

Page 349

Map/Lot:

003-019-003

Account: 1057 Card: 1 of 1

Location:

448 GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 08/01/1998
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

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 2 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
3.77	Acres-Rear Land 1 =<100	500.00	1,885	100%		1,885
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.77						Land Total 22,885

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	806 Sqft	Grade D 100	Base	62,869
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	-1,055
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,538
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-694
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1848	2001	Typical	Typical	Below Average	Typical	62,658	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		40%	95%	100%	23,810

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1848	282	D 100	6,838	Avq-	40%	95%	100%	2,598
2S Frame Garage	2001	768	C 110	16,430	Avq.	89%	100%	100%	14,623
Frame Shed	2001	384	C 110	7,237	Avq.	89%	100%	100%	6,441
Frame Shed	2012	448	D 100	6,146	Avq.	95%	100%	100%	5,839
Outbuilding Total									29,501

Acpt Land

22,900

Accepted Bldg

53,300

Total

76,200

Pembroke
Name: VAN SICKEL,ALFRED

Valuation Report

08/25/2014

Page 350

Map/Lot:

006-003-006

Account: 546 Card: 1 of 1

Location:

GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

Sale Data	
Sale Date	11/13/2002
Sale Price	3,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Rural
Topography Rolling
Utilities None
Street Gravel

Reference 1 B2683P009

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		0
1.00	Acres-Homesite (Fract)	500.00	1,885	70%	Vacancy	10,500
0.60	Acres-Rear Land 1 =<100	500.00	300	100%		300
Total Acres 1.60					Land Total	10,800

Acpt Land

10,800

Accepted Bldg

0

Total

10,800

Pembroke
Name: VAN SICKEL,ALFRED L.

Valuation Report

08/25/2014

Page 351

Map/Lot:

006-003-001

Account: 541 Card: 1 of 1

Location:

GARNET HEAD RD SIPPS BAY

Neighborhood 7 Garnet Head Rd

Zoning/Use Shore
Topography Rolling
Utilities None
Street Gravel

Reference 1 B2282P316 09/98

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
172 X 220	\$/FF -Tidal Ocean	330.00	56,760	100%		0
172 X 220	\$/FF -Tidal Ocean	500.00	1,885	70%	Vacancy	39,732
0.76	Acres-Rear Land 1 =<100	500.00	380	100%		380
Total Acres 1.63				Land Total		40,112
Acpt Land		40,100	Accepted Bldg		0	Total
						40,100

Pembroke
Name: VAN SICKEL,ALFRED L.

Valuation Report

08/25/2014

Page 352

Map/Lot:

006-003-002

Account: 542 Card: 1 of 1

Location:

GARNET HEAD RD SIPPS BAY

Neighborhood 7 Garnet Head Rd

Sale Data	
Sale Date	09/01/1998
Sale Price	60,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Partial Interest

Zoning/Use Shore
Topography Rolling
Utilities None
Street Gravel

Reference 1 B2282P316 09/98

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		0
200 X 220	\$/FF -Tidal Ocean	500.00	1,885	70%	Vacancy	46,200
003 X 220	\$/FF -Tidal Ocean	330.00	990	75%	Excess Frt	0
003 X 220	\$/FF -Tidal Ocean	330.00	66,000	70%	Vacancy	520
1.61	Acres-Rear Land 1 =<100	500.00	805	100%		805
Total Acres 2.64					Land Total	47,525

Acpt Land	47,500	Accepted Bldg	0	Total	47,500
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Pembroke
Name: VAN SICKEL,ALFRED L.

Valuation Report

08/25/2014

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Map/Lot:

006-003-003

Account: 543 Card: 1 of 1

Location:

GARNET HEAD RD SIPPS BAY

Neighborhood 7 Garnet Head Rd

Sale Data	
Sale Date	09/01/1998
Sale Price	60,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Partial Interest

Zoning/Use Shore
Topography Rolling
Utilities None
Street Gravel

Reference 1 B2282P316 09/98

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		0
200 X 220	\$/FF -Tidal Ocean	500.00	1,885	70%	Vacancy	46,200
015 X 220	\$/FF -Tidal Ocean	330.00	4,950	75%	Excess Frt	0
015 X 220	\$/FF -Tidal Ocean	330.00	66,000	70%	Vacancy	2,599
2.02	Acres-Rear Land 1 =<100	500.00	1,010	100%		1,010
Total Acres 3.11					Land Total	49,809

Acpt Land	49,800	Accepted Bldg	0	Total	49,800
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Pembroke
Name: VAN SICKEL,ALFRED L.

Valuation Report

08/25/2014

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Map/Lot:

006-003-004

Account: 544 Card: 1 of 1

Location:

GARNET HEAD RD SIPPS BAY

Neighborhood 7 Garnet Head Rd

Sale Data	
Sale Date	09/01/1998
Sale Price	60,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Partial Interest

Zoning/Use Shore
Topography Rolling
Utilities None
Street Gravel

Reference 1 B2282P316 09/98

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
187 X 220	\$/FF -Tidal Ocean	330.00	61,710	100%		0
187 X 220	\$/FF -Tidal Ocean	500.00	1,885	70%	Vacancy	43,197
1.59	Acres-Rear Land 1 =<100	500.00	795	100%		795
Total Acres 2.53					Land Total	43,992

Acpt Land

44,000

Accepted Bldg

0

Total

44,000

Pembroke
Name: VAN SICKEL,ALFRED L.

Valuation Report

08/25/2014

Page 355

Map/Lot:

006-003-005

Account: 545 Card: 1 of 1

Location:

GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

Sale Data	
Sale Date	09/01/1998
Sale Price	60,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Partial Interest

Zoning/Use Rural
Topography Rolling
Utilities None
Street Gravel

Reference 1 B2282P316 09/98

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		0
1.00	Acres-Homesite (Fract)	500.00	1,885	70%	Vacancy	10,500
0.60	Acres-Rear Land 1 =<100	500.00	300	100%		300
Total Acres 1.60					Land Total	10,800

Acpt Land

10,800

Accepted Bldg

0

Total

10,800

Pembroke
Name: VANCE,MILDRED

Valuation Report

08/25/2014

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Map/Lot:

014-034

Account: 29 Card: 1 of 1

Location:

172 OLD COUNTY RD

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 11/01/1995
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B2040P036 (LIFE ESTATE)

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
2.40	Acres-Rear Land 1 =<100	500.00	1,200	100%		1,200
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.40						Land Total 22,200

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	528 Sqft	Grade D 100	Base	50,743
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	-4,244
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-1,137
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	-758
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1875	0	Old Type	Old Type	Fair	Typical	44,604			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		30%	90%	100%	12,043		
Outbuildings/Additions/Improvements				Percent Good			Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
One Story Frame	1875	192	D 100	4,655	Fair	30%	100%	100%	1,396
Finished Attic	1875	192	D 100	6,598	Fair	30%	100%	100%	1,979
Open Frame Porch	1875	110	E 100	700	Poor	20%	100%	100%	140
Frame Shed	1875	255	E 100	2,366	Poor	20%	90%	100%	426
Frame Garage	1875	480	D 100	6,828	Fair	30%	100%	100%	2,048
Unfinished Attic	1875	480	D 100	1,974	Fair	30%	100%	100%	592
Outbuilding Total									6,581

Acpt Land

22,200

Accepted Bldg

18,600

Total

40,800

Pembroke
Name: VARNEY, BRENDA

Valuation Report

08/25/2014

Page 357

Map/Lot:

005-001-0A2

Account: 1122 Card: 1 of 1

Location:

LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

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

Sale Data	
Sale Date	10/16/2012
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

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	75%	Excess Frt	49,500
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	50%	Excess Frt	33,000
900 X 220	\$/FF -Tidal Ocean	330.00	297,000	15%	Excess Frt	44,550
070 X 220	\$/FF -Tidal Ocean	330.00	23,100	15%	Excess Frt	3,465
1.93	Acres-Rear Land 1 =<100	500.00	965	100%		965
Total Acres 9.86					Land Total	197,480

Acpt Land

197,500

Accepted Bldg

0 **Total**

197,500

Pembroke
Name: VARNEY, WILLIAM L

Valuation Report

08/25/2014

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Map/Lot:

003-008

Location:

LEIGHTON PT RD

Account: 420 Card: 1 of 1

Neighborhood 2 Leighton Pt Rd

Sale Data	
Sale Date	04/12/2011
Sale Price	0
Sale Type	Other
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Zoning/Use Residential 1
Topography Rolling
Utilities None
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,000.00	25,000	100%		25,000
56.57	Acres-Rear Land 1 =<100	500.00	28,285	100%		28,285
Total Acres 57.57				Land Total		53,285

Accpt Land

53,300

Accepted Bldg

0 **Total**

53,300

Valuation Report

08/25/2014

Page 359

Map/Lot:

003-012

Account: 424 Card: 1 of 1

Location:

636 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

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

Sale Data
Sale Date 03/12/2014
Sale Price 200,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Deep Ocean	440.00	88,000	100%		88,000
1.29	Acres-Rear Land 1 =<100	500.00	645	100%		645
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.30						94,645

Dwelling Description				Replacement Cost New	
Conventional	Two & 1/2 Story	1,024 Sqft	Grade B 112	Base	153,731
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	3,183
Rooms	12				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,708
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						Layout			Total
Built	Renovated	Kitchens	Baths	Condition					
2006	0	Modern	Modern	Average				158,622	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	92%	100%	100%	145,932				
Outbuildings/Additions/Improvements						Percent Good			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
1 & 3/4 Story Fr	2006	672	B 112	38,552	Avq.	92%	100%	100%	
Unfin Basement	2006	672	B 112	11,049	Avq.	92%	100%	100%	
Open Frame Porch	2006	224	B 112	3,601	Avq.	92%	100%	100%	
Open Frame Porch	2006	1020	B 112	15,371	Avq.	92%	100%	100%	
Open Frame Porch	2006	64	B 112	1,233	Avq.	92%	100%	100%	
Concrete Slab...	2006	1200	B 100	2,050	Avq.	92%	100%	100%	
Frame Shed	2010	700	B 100	13,542	Avq.	92%	100%	100%	
Carport/Canopy	2010	600	B 100	6,063	Avq.	92%	100%	100%	
Outbuilding Total								84,144	
Acpt Land		94,600		Accepted Bldg		230,100		Total	
								324,700	

Pembroke
Name: VARNEY, WILLIAM L

Valuation Report

08/25/2014

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Map/Lot:

005-001-0A1

Account: 1121 Card: 1 of 1

Location:

LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Sale Data	
Sale Date	12/10/2009
Sale Price	100,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	75%	Excess Frt	49,500
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	50%	Excess Frt	33,000
162 X 220	\$/FF -Tidal Ocean	330.00	53,460	15%	Excess Frt	8,019
5.88	Acres-Rear Land 1 =<100	500.00	2,940	100%		2,940
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	15%	Excess Frt	9,900
Total Acres	10.74				Land Total	169,359

Acpt Land

169,400

Accepted Bldg

0 **Total**

169,400

Pembroke
Name: VARNEY, WILLIAM L

Valuation Report

08/25/2014

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Map/Lot:

003-012-001

Account: 1143 Card: 1 of 1

Location:

LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

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

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Deep Ocean	440.00	88,000	100%		88,000
200 X 220	\$/FF -Deep Ocean	440.00	88,000	75%	Excess Frt	66,000
080 X 220	\$/FF -Deep Ocean	440.00	35,200	50%	Excess Frt	17,600
12.71	Acres-Rear Land 1 =<100	500.00	6,355	100%		6,355
Total Acres 15.13				Land Total		177,955
Acpt Land		178,000	Accepted Bldg		0	Total
						178,000

Valuation Report

08/25/2014

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Map/Lot:

005-002-C

Account: 401 Card: 1 of 1

Location:

416 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

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

Sale Data
Sale Date 08/08/2011
Sale Price 698,780
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Split/Assemblage

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 115	\$/FF -Deep Ocean	440.00	63,624	100%		63,624
175 X 115	\$/FF -Deep Ocean	440.00	55,671	75%	Excess Frt	41,753
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.99					Land Total	111,377

Dwelling Description

Replacement Cost New

Contemporary	One Story	2,608 Sqft	Grade A 100	Base	191,356
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	9,448
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,560
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,688
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,750
Insulation	Heavy			Insulation	2,934
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	2001	Modern	Modern	Good	Typical	215,736
Functional	Obsolescence	Economic	Obsolescence	Phys. %	Func. %	Econ. %
None	None	None	None	88%	100%	100%
Value(Rcnld)						189,848

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	2002	320	A 100	14.192	Good	88%	100%	100%	12,489
One Story Frame	2002	210	A 100	9.313	Good	88%	100%	100%	8,195
Frame Garage	2002	1008	A 100	22.382	Good	88%	100%	100%	19,696
Encl Frame Porch	2002	288	A 100	7.766	Good	88%	100%	100%	6,834
Open Frame Porch	2002	48	A 100	1.095	Good	88%	100%	100%	964
Stable w/Loft	2002	344	A 100	13.126	Good	88%	100%	100%	11,551
Wood Deck	2002	99	A 100	1.095	Good	88%	100%	100%	964
Open Frame Porch	2002	72	A 100	1.484	Good	88%	100%	100%	1,306
Outbuilding Total									61,999

Acpt Land

111,400

Accepted Bldg

251,800

Total

363,200

Pembroke
Name: VARNEY, WILLIAM L & BRENDA J

Valuation Report

08/25/2014

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Map/Lot:

005-001

Account: 492 Card: 1 of 1

Location:

LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Zoning/Use Shore
Topography Rolling
Utilities None
Street Paved

Sale Data	
Sale Date	08/08/2011
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
025 X 220	\$/FF -Tidal Ocean	330.00	8,250	75%	Excess Frt	6,188
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	50%	Excess Frt	0
200 X 220	\$/FF -Tidal Ocean	3,000.00	6,000	50%	Topoqraphy	16,500
136 X 220	\$/FF -Tidal Ocean	330.00	44,880	15%	Excess Frt	0
136 X 220	\$/FF -Tidal Ocean	500.00	2,940	50%	Topoqraphy	3,366
1.17	Acres-Rear Land 1 =<100	500.00	585	100%		585
Total Acres 3.00			Land Total			26,639
Acpt Land		26,600	Accepted Bldg		0	Total
						26,600

Pembroke
Name: VARNEY, WILLIAM L & BRENDA J

Valuation Report

08/25/2014

Page 364

Map/Lot:

005-002

Account: 494 Card: 1 of 1

Location:

LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Sale Data	
Sale Date	08/08/2011
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 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 1 =<100	500.00	25,000	100%		25,000
19.40	Acres-Rear Land 2 = 101-200	350.00	6,790	100%		6,790
Total Acres 69.40				Land Total		31,790

Accpt Land	31,800	Accepted Bldg	0	Total	31,800
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Pembroke
Name: VARNEY, WILLIAM L & BRENDA J

Valuation Report

08/25/2014

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Map/Lot:

005-002-A

Account: 495 Card: 1 of 2

Location:

LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
45.00	Acres-Rear Land 1 =<100	500.00	22,500	100%		22,500
Total Acres 45.00					Land Total	22,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Garage	2002	1280	A 100	27,476	Good	92%	100%	100%		25,278
Stable w/Loft	2012	1548	AA100	59,210	Good	95%	100%	100%		56,250
Open Frame Porch	2012	360	AA100	9,239	Good	95%	100%	100%		8,777
Outbuilding Total										90,305
Acpt Land		22,500	Accepted Bldg			90,300	Total			112,800

Pembroke
Name: VARNEY, WILLIAM L & BRENDA J

Valuation Report

08/25/2014

Page 366

Map/Lot:

005-002-A

Account: 495 Card: 2 of 2

Location:

LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Commercial Description

Occupancy Type	Equipment Shed..				
Class & Quality	Rigid Frame.Good				
# Dwelling Units	0				
Exterior	Steel				
Stories & Height	1 STORY @ 18'				
Heating/Cooling	Space Heaters...				
Built	2013				
Remodeled	0				
Base Cost/Sqft			12.57		
Heat-Cool/Sqft	+		1.32		
Total			13.89		
Size Factor	X		1.128		
Adjusted Cost/Sqft			15.67		
Total Square Feet	X		3,200		
Replacement Cost			50,144		
Condition	Average				
% Good Physical	X		.95		
Functional	X		1.00		
Subtotal			47,637		
Economic Factor	X	1.00		Total Value	47,637

Acpt Land

0 Accepted Bldg

47,600 Total

47,600

Data used for
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Pembroke
Name: VARNEY, WILLIAM L & BRENDA J

Valuation Report

08/25/2014

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Map/Lot:

005-002-A

Location:

LEIGHTON PT RD

Account: 495

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	22,500	90,300	112,800	22,500	90,300	112,800
2	0	47,600	47,600	0	47,600	47,600
TOTAL	22,500	137,900	160,400	22,500	137,900	160,400

Neighborhood 7 Garnet Head Rd

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

Reference 1 B1525P292

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
173 X 114	\$/FF -Tidal Ocean	330.00	41,096	100%		41,096
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.45					Land Total	47,096

Dwelling Description

Replacement Cost New

Ranch	One Story	624 Sqft	Grade C 100	Base	47,175
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	568
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	50%			Unfinished	-2,496

Dwelling Condition

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition		Layout	Total
1960	0	Typical	Typical	Below Average		Typical	45,247
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		58%	75%	100%	19,682

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1960	456	C 100	2,729	Avq-	58%	100%	100%	1,583
Encl Frame Porch	1960	48	D 100	1,431	Fair	50%	100%	100%	716
One Story Frame	1990	960	C 100	28,385	Avq-	58%	65%	100%	10,701
Unfin Basement	1990	960	C 100	9,936	Avq-	58%	75%	100%	4,322
Outbuilding Total									17,322

Acpt Land

47,100

Accepted Bldg

37,000 Total

84,100

Valuation Report

Account: 206 Card: 1 of 1
Map/Lot: Location:

Neighborhood 10 Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 01/01/1999
Sale Price 54,590
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
4.00	Acres-Rear Land 1 =<100	500.00	2,000	100%		2,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.00						23,000

Land Total

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,248 Sqft	Grade C 110	Base	81,485
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	1,249
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
1979	0	Typical	Typical	Good	Typical	82,734
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		85%	100%	70,324

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1979	48	C 110	489	Good	85%	100%	100%	416
Frame Shed	1979	192	D 100	3,142	Fair	63%	75%	100%	1,484
One Story Frame	2010	462	C 110	15,026	Good	85%	100%	100%	12,772
Unfin Basement	2010	462	C 110	7,410	Good	85%	100%	100%	6,298
One Story Frame	2010	170	C 110	5,529	Good	85%	100%	100%	4,700
Frame Garage	2010	462	C 110	8,914	Good	85%	100%	100%	7,577
Wood Deck	2010	208	C 110	1,474	Good	85%	100%	100%	1,253
Outbuilding Total									34,500

Acpt Land

23,000

Accepted Bldg

104,800

Total

127,800

Pembroke
Name: VINING, MAYNARD L & LANA R

Valuation Report

08/25/2014

Page 370

Map/Lot:

013-002

Account: 822 Card: 1 of 1

Location:

UPPER CROSS RD

Neighborhood 15 Cross Rd

Sale Data	
Sale Date	03/22/2010
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use Commercial
Topography Rolling
Utilities None
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Gravel Pit	7,500.00	15,000	100%		15,000
50.00	Acres-Rear Land 1 =<100	500.00	25,000	100%		25,000
28.50	Acres-Rear Land 2 = 101-200	350.00	9,975	100%		9,975
Total Acres 80.50					Land Total	49,975

Acpt Land

50,000

Accepted Bldg

0 **Total**

50,000

Pembroke
Name: VINING,KENNETH

Valuation Report

08/25/2014

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Map/Lot:

013-002-001

Account: 983 Card: 1 of 1

Location:

245 UPPER CROSS RD

Neighborhood 15 Cross Rd

Zoning/Use Residential 1
Topography Rolling
Utilities Septic System
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	95%		14,250
3.50	Acres-Rear Land 1 =<100	500.00	1,750	100%		1,750
1.00	# -Lot Improvements	3,000.00	3,000	50%	Vacancy	1,500
Total Acres 4.50						Land Total 17,500

Outbuildings/Additions/Improvements							Percent Good		Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12Mobile Home	1974	12X60	D 100	19,222	Poor	20%	0%	100%	0
Frame Shed	1991	120	E 100	1,400	Fair	71%	0%	100%	0
Outbuilding Total									0
Acpt Land		17,500	Accepted Bldg		0	Total			17,500

Pembroke
Name: VOISINE, ERIC J

Valuation Report

08/25/2014

Page 372

Map/Lot:

011-040

Account: 769 Card: 1 of 2

Location:

EAST RIVER RD

Neighborhood 16 East River Rd

Zoning/Use Shore
Topography Below Street
Utilities None
Street Paved

Reference 1

Reference 2 OPEN SPACE - 2104

Tran/Land/Bldg 0 5 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -River Front	77.00	15,400	55%	Restrictio	8,470
200 X 220	\$/FF -River Front	77.00	15,400	75%	Excess Frt	0
200 X 220	\$/FF -River Front	3,000.00	3,000	55%	Restrictio	6,353
200 X 220	\$/FF -River Front	77.00	15,400	50%	Excess Frt	0
200 X 220	\$/FF -River Front	500.00	2,940	55%	Restrictio	4,235
175 X 220	\$/FF -River Front	77.00	13,475	15%	Excess Frt	0
175 X 220	\$/FF -River Front	3,000.00	6,000	55%	Restrictio	1,112
Total Acres 3.91			Land Total			20,170
Acpt Land		20,200	Accepted Bldg		0	Total
						20,200

Pembroke
Name: VOISINE, ERIC J

Valuation Report

08/25/2014

Page 373

Map/Lot:

011-040

Account: 769 Card: 2 of 2

Location:

EAST RIVER RD

Neighborhood 16 East River Rd

Zoning/Use Shore
Topography Below Street
Utilities None
Street Paved

Reference 1

Reference 2 OPEN SPACE - 2014

Tran/Land/Bldg 0 5 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.10	Acres-Rear Land 1 =<100	350.00	1,435	55%	Restrictio	789
Total Acres 4.10				Land Total		789
Accpt Land		800	Accepted Bldg		0	Total
						800

Pembroke
Name: VOISINE, ERIC J

Valuation Report

08/25/2014
Page 374
011-040
EAST RIVER RD

Account: 769

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	20,200	0	20,200	20,200	0	20,200
2	800	0	800	800	0	800
TOTAL	21,000	0	21,000	21,000	0	21,000

Pembroke
Name: VOISINE, ERIC J

Valuation Report

08/25/2014

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Map/Lot:

011-041

Account: 770 Card: 1 of 1

Location:

EAST RIVER RD

Neighborhood 16 East River Rd

Sale Data	
Sale Date	01/23/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential 1
Topography Rolling
Utilities Dug Well
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	95%		14,250
45.00	Acres-Rear Land 1 =<100	500.00	22,500	100%		22,500
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 46.00				Land Total		38,550

Acpt Land	38,600	Accepted Bldg	0	Total	38,600
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Valuation Report

08/25/2014

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Map/Lot:

014-108

Account: 106 Card: 1 of 1

Location:

116 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Zoning/Use Residential 1
Topography Rolling
Utilities Dug WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 02/01/1999
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

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -River Front	110.00	22,000	100%		22,000
200 X 220	\$/FF -River Front	110.00	22,000	75%	Excess Frt	16,500
050 X 220	\$/FF -River Front	110.00	5,500	50%	Excess Frt	2,750
4.70	Acres-Rear Land 1 =<100	500.00	2,350	100%		2,350
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 6.97						Land Total 48,400

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	639 Sqft	Grade C 100	Base	67,786
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	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-671
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1999	Typical	Typical	Good	Typical	67,115
Functional Obsolescence				Phys. %	Func. %	Econ. %
Incomplete		None		70%	100%	100%
						Value(Rcnld) 46,980

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1900	308	C 100	12.384	Good	70%	100%	100%	8,669
Unfin Basement	1900	308	C 100	5,747	Good	70%	100%	100%	4,023
Frame Shed	1991	192	E 100	1,915	Avq.	84%	100%	100%	1,609
Wood Deck	2002	176	C 100	1,161	Good	70%	100%	100%	813
Frame Garage	2002	672	C 110	11,798	Avq.	90%	100%	100%	10,618
Outbuilding Total									25,732

Acpt Land

48,400

Accepted Bldg

72,700

Total

121,100

Pembroke

Valuation Report

08/25/2014

Name: WALLACE SR, JAMES M & SANDRA (L/E)

Page 377

Map/Lot:

014-006

Account: 7 Card: 1 of 1

Location:

9 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Zoning/Use Residential 1
 Topography Level
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 12 19 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.81	Acres-Homesite (Fract)	25,000.00	22,500	100%		22,500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.81						Land Total 28,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1993	240	C 100	1,519	Avq-	79%	100%	100%	1,200
Frame Garage	1993	384	C 100	7,129	Avq-	79%	100%	100%	5,632
Open Frame Porch	1995	60	D 100	704	Avq-	80%	100%	100%	563
24Mobile Home..	1993	24X44	C 100	52,672	Avq-	46%	100%	100%	23,966
Frame Garage	2003	708	C 100	11,175	Avq-	85%	100%	100%	9,499
Encl Frame Porch	2008	352	E 100	3,046	Avq-	88%	100%	100%	2,680
Outbuilding Total									43,540
Acpt Land		28,500	Accepted Bldg		43,500	Total		72,000	

Valuation Report

08/25/2014

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Map/Lot:

014-064

Account: 59 Card: 1 of 1

Location:

171 OLD COUNTY RD

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 08/28/2006
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
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
4.80	Acres-Rear Land 1 =<100	500.00	2,400	100%		2,400
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.80 Land Total						23,400

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	572 Sqft	Grade D 100	Base	52,662
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	Crawl	Basement	-2,321
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-1,231
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,025
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-492
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Old Type	Old Type	Fair	Typical	49,643
Functional Obsolescence						Value(Rcnld)
None		None		30%	90%	13,404

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 3/4 Story Fr	1900	130	D 100	4,476	Fair	30%	100%	100%	1,343
Unfin Basement	1900	130	D 100	3,774	Fair	30%	100%	100%	1,132
Frame Shed	1900	377	D 100	5,313	Fair	30%	90%	100%	1,435
Unfinished Attic	1900	377	D 100	1,798	Fair	30%	100%	100%	539
Outbuilding Total									4,449

Accpt Land

23,400

Accepted Bldg

17,900

Total

41,300

Pembroke
Name: WALLACE,JAMES O & PHYLLIS L

Valuation Report

08/25/2014
Page 379
015-040
47 FRONT ST

Account: 149 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 23 Mill Street

Zoning/Use Residential 1
Topography Level
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.18	Acres-Homesite (Fract)	15,000.00	6,364	100%		6,364
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.18				Land Total		12,364
Accpt Land		12,400	Accepted Bldg	0	Total	12,400

Pembroke
Name: WALLACE,PHYLLIS L

Valuation Report

08/25/2014

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Map/Lot:

015-039

Account: 147 Card: 1 of 1

Location:

53 FRONT ST

Neighborhood 23 Mill Street

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	15,000.00	12,990	100%		12,990
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.75					Land Total	18,990

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	780 Sqft	Grade D 110	Base	65,039
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/4 Bmt	Basement	-2,560
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,128
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,055
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Typical	Typical	Average	Typical	62,552
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	50%	95%	100%	29,712	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1994	455	C 100	13,454	Avq.	85%	100%	100%	11,436
Patio	1994	56	C 100	1,288	Avq.	85%	100%	100%	1,095
Frame Garage	1993	384	C 100	7,129	Avq.	85%	100%	100%	6,060
Open Frame Porch	1993	60	C 100	860	Avq.	85%	100%	100%	731
Wood Deck	2006	300	D 110	1,673	Avq.	50%	100%	100%	836
Outbuilding Total									20,158

Acpt Land

19,000

Accepted Bldg

49,900

Total

68,900

Valuation Report

08/25/2014

Page 381

Map/Lot:

002-038-001

Account: 406 Card: 1 of 1

Location:

515 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Zoning/Use Residential 1
Topography Rolling
Utilities Septic System
Street Semi-Improved

Sale Data
Sale Date 10/08/2009
Sale Price 55,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 4 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,000.00	25,000	100%		25,000
22.50	Acres-Rear Land 1 =<100	500.00	11,250	100%		11,250
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 23.50						Land Total 39,250

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	500 Sqft	Grade C 100	Base	57,841
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	-250
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	85% Forced Warm	Cooling	0% None	Heat	-337
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-625
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	Old Type	Old Type	Below Average	Typical	56,629
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		40%	90%	100%
						Value(Rcnld)
						20,386

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1850	216	D 100	3,424	Fair	30%	100%	100%	1,027
Unfinished Attic	1850	216	D 100	1,520	Fair	30%	100%	100%	456
Frame Garage	1991	440	C 100	7,827	Avg.	84%	100%	100%	6,575
Outbuilding Total									8,058

Acpt Land

39,300

Accepted Bldg

28,400

Total

67,700

Pembroke
Name: WALTON,SCOTT P

Valuation Report

08/25/2014

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Map/Lot:

012-026

Account: 993 Card: 1 of 1

Location:

789 AYERS JCT RD

Neighborhood 11 Route 214

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

Sale Data	
Sale Date	05/01/1996
Sale Price	5,000
Sale Type	Land Only
Financing	Unknown
Verified	.....
Validity	Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
9.00	Acres-Rear Land 1 =<100	500.00	4,500	100%		4,500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 10.00						25,500

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	1987	14X60	C 100	26,313	Avg.	40%	100%	100%	10,525
Wood Deck	1987	96	E 100	356	Poor	59%	100%	100%	210
Outbuilding Total									10,735
Acpt Land		25,500	Accepted Bldg		10,700	Total		36,200	

Pembroke
Name: WAMPLER, R KAAREN

Valuation Report

08/25/2014

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Map/Lot:

002-029-A

Account: 398 Card: 1 of 1

Location:

YOUNGS COVE RD

Neighborhood 5 Middle Cross Rd

Zoning/Use Rural
Topography Level
Utilities None
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	70%	Vacancy	10,500
1.00	Acres-Rear Land 1 =<100	500.00	500	100%		500
Total Acres 2.00			Land Total			11,000
Accpt Land		11,000	Accepted Bldg		0	Total
						11,000

Pembroke
Name: WARD JR, JOHN C

Valuation Report

08/25/2014
Page 384
006-046-001

Account: 377 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 7 Garnet Head Rd

Zoning/Use Shore & Residential 1
Topography Rolling
Utilities None
Street Semi-Improved

Sale Data	
Sale Date	07/22/2004
Sale Price	100
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.20	Acres-Rear Land 1 =<100	500.00	600	100%		600
Total Acres 1.20				Land Total		600
Accpt Land		600	Accepted Bldg	0	Total	600

Pembroke

Valuation Report

08/25/2014

Name: WARD, BARBARA P

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JOHNSON, LYDIA V

Map/Lot:

014-073-001

Account: 1021 Card: 1 of 1

Location:

40 HARDY POINT RD

Neighborhood 20 Factory Rd

Sale Data

Sale Date	10/01/1995
Sale Price	3,000
Sale Type	Land Only
Financing	Unknown
Verified	
Validity	Related Parties

Zoning/Use	Rural
Topography	Below Street
Utilities	NoneNone
Street	Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
1.50	Acres-Rear Land 1 =<100	500.00	750	100%		750
Total Acres 2.50					Land Total	15,750
Accpt Land		15,800	Accepted Bldg		0	Total
						15,800

Pembroke
Name: WARD,BARBARA

Valuation Report

08/25/2014

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Map/Lot:

014-073

Account: 72 Card: 1 of 1

Location:

HARDY POINT RD

Neighborhood 20 Factory Rd

Zoning/Use Rural
Topography Below Street
Utilities NoneNone
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.50	Acres-Rear Land 1 =<100	500.00	1,250	100%		1,250
Total Acres 2.50				Land Total		1,250
Accpt Land		1,300	Accepted Bldg	0	Total	1,300

Pembroke
Name: WARD,CHARLES

Valuation Report

08/25/2014

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Map/Lot:

010-019

Account: 716 Card: 1 of 1

Location:

403 AYERS JCT RD

Neighborhood 11 Route 214

Zoning/Use Rural
Topography Rolling
Utilities Dug WellSeptic System
Street Paved

Reference 1 B1178P008

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
4.00	Acres-Rear Land 1 =<100	500.00	2,000	100%		2,000
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 5.00 Land Total						21,800

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	600 Sqft	Grade C 110	Base	72,283
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	50% Forced Warm	Cooling	0% None	Heat	-1,732
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	
1976	0	Typical	Typical	Average	Typical	70,551	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		75%	90%	100%	47,622

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Wood Deck	1976	24	C 110	340	Avq.	75%	100%	100%		255
Frame Garaqe	1984	600	C 110	10,809	Avq.	75%	100%	100%		8,107
Outbuilding Total										8,362

Acpt Land

21,800

Accepted Bldg

56,000

Total

77,800

Pembroke
Name: WARD,JOHN JR

Valuation Report

08/25/2014

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Map/Lot:

006-041-001

Location:

GARNET HEAD RD

Account: 514 Card: 1 of 1

Neighborhood 7 Garnet Head Rd

Zoning/Use Residential 1
Topography Below Street
Utilities None
Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.50	Acres-Rear Land 1 =<100	500.00	2,750	100%		2,750
Total Acres 5.50				Land Total		2,750
Accpt Land		2,800	Accepted Bldg	0	Total	2,800

Pembroke
Name: WARD,JOHN JR

Valuation Report

08/25/2014

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Map/Lot:

006-041

Account: 589 Card: 1 of 1

Location:

124 GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

Sale Data	
Sale Date	05/01/1995
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use Residential 1
Topography Below Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1 B1999P139 05/95

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00						21,000
						Land Total

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	960 Sqft	Grade D 110	Base	73,311
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-1,948
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	Fair	Typical	71,363
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		None		63%	67%	100%
						30,122
Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Phy
Frame Garage	1979	720	D 100	9,286	Avq-	70%
						Percent Good
						Func Econ
						75% 100%
						Value Rcnld
						4,875
						Outbuilding Total
						4,875
Acpt Land		21,000		Accepted Bldg		35,000
						Total
						56,000

Pembroke
Name: WARD,JOHN JR

Valuation Report

08/25/2014

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Map/Lot:

006-041-002

Location:

GARNET HEAD RD

Account: 1032 Card: 1 of 1

Neighborhood 7 Garnet Head Rd

Zoning/Use Shore
Topography Below Street
Utilities NoneNone
Street None

Sale Data
Sale Date 05/01/1995
Sale Price 0
Sale Type Land Only
Financing
Verified
Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 250	\$/FF -Tidal Ocean	330.00	35,178	15%	View/Envir	5,277
Total Acres 0.57				Land Total		5,277

Accpt Land

5,300

Accepted Bldg

0

Total

5,300

Pembroke
Name: WARD,ROSCOE (HEIRS)

Valuation Report

08/25/2014
Page 391
010-020
AYERS JCT RD

Map/Lot:
Location:

Account: 718 Card: 1 of 1

Neighborhood 11 Route 214

Zoning/Use Residential 1
Topography Rolling
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
32.00	Acres-Rear Land 1 =<100	500.00	16,000	100%		16,000
Total Acres 32.00				Land Total		16,000
Accpt Land		16,000	Accepted Bldg	0	Total	16,000

Neighborhood 13 Little Falls Rd

Zoning/Use Residential 1
Topography Above Street
Utilities Dug WellSeptic System
Street Paved

Sale Data
Sale Date 09/01/1988
Sale Price 35,000
Sale Type Land & Buildings
Financing Unknown
Verified
Validity Arms Length Sale

Reference 1 B1534P210 09/88

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	15,000.00	7,194	100%		7,194
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 0.23						Land Total 11,994

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	792 Sqft	Grade D 110	Base	68,484
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-357
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-1,875
Rooms	14				
Bedrooms	6	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	1988	Old Type	Old Type	Below Average	Typical	66,252			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	40%	90%	100%	23,851				
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
One Story Frame	1900	443	D 110	11,815	Avq-	40%	100%	100%	4,726
One Story Frame	1900	300	D 110	8,002	Avq-	40%	100%	100%	3,201
Encl Frame Porch	1900	133	D 110	2,668	Avq-	40%	100%	100%	1,067
Frame Shed	1900	192	D 100	3,142	Fair	30%	90%	100%	849
Frame Shed	1900	192	D 100	3,142	Fair	30%	90%	100%	849
Outbuilding Total								10,692	
Acpt Land		12,000		Accepted Bldg		34,500		Total	46,500

Pembroke
Name: WASKIEWICZ, CHESTER S

Valuation Report

08/25/2014

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Map/Lot:

009-006

Account: 676 Card: 1 of 1

Location:

756 US RTE 1

Neighborhood 16 East River Rd

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

Sale Data
Sale Date 07/26/2010
Sale Price 69,900
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 2 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
9.00	Acres-Rear Land 1 =<100	500.00	4,500	100%		4,500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 10.00 Land Total						25,500

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	952 Sqft	Grade B 100	Base	103,012
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	1,850
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	3,813
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,524
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1991	0	Typical	Typical	Below Average	Typical	110,199	
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation		None		78%	75%	100%	64,466

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1991	340	B 100	4,745	Avq-	78%	100%	100%	3,701
Encl Frame Porch	1991	240	B 100	5,480	Avq-	78%	100%	100%	4,274
Unfin Basement	1991	240	B 100	6,478	Avq-	78%	100%	100%	5,053
Frame Garage	1991	528	B 100	10,891	Avq-	78%	100%	100%	8,495
Encl Frame Porch	1991	36	B 100	1,918	Avq-	78%	100%	100%	1,496
Unfinished Attic	1991	528	B 100	3,060	Avq-	78%	100%	100%	2,387

Outbuilding Total 25,406

Acpt Land

25,500

Accepted Bldg

89,900

Total

115,400

Pembroke

Valuation Report

08/25/2014

Name: WATSON, LAURA

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WATSON, LAURA REVOCABLE TRUST

Map/Lot:

001-004

Account: 216 Card: 1 of 1

Location:

BAR ISLAND #79-068

Neighborhood 3 Island

Sale Data

Sale Date 07/31/2007

Sale Price 0

Sale Type Land Only

Financing Unknown

Verified Public Record

Validity Split/Assemblage

Zoning/Use Resource Protect

Topography LevelSwampy

Utilities NoneNone

Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
150 X 070	\$/FF -Tidal Ocean	330.00	27,922	15%	Restrictio	4,188
Total Acres 0.24				Land Total		4,188

Accpt Land

4,200

Accepted Bldg

0

Total

4,200

Pembroke

Valuation Report

08/25/2014

Name: WATSON, LAURA

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WATSON, LAURA REVOCABLE TRUST

Map/Lot:

001-002-001

Account: 1092 Card: 1 of 1

Location:

REVERSING FALLS RD

Neighborhood 1 Revers Falls Rd

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
004 X 220	\$/FF -Tidal Ocean	330.00	1,320	75%	Excess Frt	990
0.47	Acres-Rear Land 1 =<100	500.00	235	100%		235
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.50					Land Total	73,225

Dwelling Description

Replacement Cost New

Contemporary	One & 1/2 Story	736 Sqft	Grade A 100	Base	110,036
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Good Metal	Roof	1,656
					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	1,507
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,875
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,750
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	Modern	Modern	Above Average	Typical	118,824
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		94%	100%	100%
						Value(Rcnld)
						111,695

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2009	300	A 100	2.783	Avq+	94%	100%	100%	2,616
Encl Frame Porch	2009	334	A 100	8.753	Avq+	94%	100%	100%	8,228
Open Frame Porch	2009	150	A 100	2.751	Avq+	94%	100%	100%	2,586
Frame Shed	2011	80	A 100	3.346	Avq+	94%	100%	100%	3,145
									Outbuilding Total
									16,575

Acpt Land

73,200

Accepted Bldg

128,300

Total

201,500

Pembroke

Valuation Report

08/25/2014

Name: WATSON, LAURA

Page 396

WATSON, LAURA REVOCABLE TRUST

Map/Lot:

001-002-001

Account: 1092 Card: 1 of 1

Location:

REVERSING FALLS RD



Valuation Report

08/25/2014

Page 397

Map/Lot:

008-028-001

Account: 663 Card: 1 of 1

Location:

FIFTH AVENUE

Neighborhood 10 Route 1

Zoning/Use Rural
Topography Rolling
Utilities None
Street Paved

Sale Data
Sale Date 02/12/2013
Sale Price 12,845
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	15,000.00	15,000	100%		15,000
10.00	Acres-Rear Land 1 =<100	500.00	5,000	100%		5,000
Total Acres 11.00						Land Total 20,000

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	984 Sqft	Grade D 100	Base	70,633
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	-7,339
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-5,056
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,537
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal	SFLA	1,722	Insulation	-847
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	Old Type	Obsolete	Fair	Typical	55,854
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. %	Econ. %
Incomplete		No Electricity..		77%	56%	90%
						21,676

Accpt Land

20,000

Accepted Bldg

21,700

Total

41,700

Valuation Report

08/25/2014

Page 398

Map/Lot:

012-003-00A

Account: 791 Card: 1 of 1

Location:

597 AYERS JCT RD

Neighborhood 11 Route 214

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 10/01/1987
Sale Price 12,000
Sale Type Land Only
Financing Unknown
Verified
Validity Split/Assemblage

Reference 1 B2361P197 07/99

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
4.00	Acres-Rear Land 1 =<100	500.00	2,000	100%		2,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.00						Land Total 23,000

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,740 Sqft	Grade C 110	Base	97,878
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,063
Attic	None			Attic	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	99,941		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)		
None		None		82%	100% 100%	81,952		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Encl Frame Porch	1988	60	C 110	2,107	Avq.	82%	100%	100%
Encl Frame Porch	1988	78	C 110	2,390	Avq.	82%	100%	100%
Open Frame Porch	1988	96	C 110	1,373	Avq.	82%	100%	100%
Frame Garage	1988	768	C 110	13,117	Avq.	82%	100%	100%
Outbuilding Total						15,570		
Acpt Land		23,000	Accepted Bldg		97,500	Total	120,500	

Pembroke
Name: WEINNMAN,LYNETTE

Valuation Report

08/25/2014
Page 399
002-002
CLARKSIDE RD

Account: 363 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 4 Lower Cross Rd

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

Reference 1 B0894P033

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 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 1 =<100	500.00	25,000	100%		25,000
Total Acres 50.00				Land Total		25,000
Accpt Land		25,000	Accepted Bldg	0	Total	25,000

Pembroke
Name: WELCH,R DAVID & BETTY E

Valuation Report

08/25/2014

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Map/Lot:

006-019

Account: 564 Card: 1 of 2

Location:

211 GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

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

Sale Data	
Sale Date	06/18/2003
Sale Price	135,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	
Validity	Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	100%		66,000
200 X 220	\$/FF -Tidal Ocean	330.00	66,000	75%	Excess Frt	49,500
111 X 220	\$/FF -Tidal Ocean	330.00	36,630	50%	Excess Frt	18,315
0.59	Acres-Rear Land 1 =<100	500.00	295	100%		295
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
Total Acres 4.17						Land Total 155,110

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
Frame Garage	2012	960	B 110	19,221	Good	95%	100% 100%	18,260
Outbuilding Total								18,260
Accpt Land		155,100	Accepted Bldg		18,300	Total		173,400

Valuation Report

08/25/2014

Page 401

Map/Lot:

006-019

Account: 564 Card: 2 of 2

Location:

211 GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

Sale Data
Sale Date 06/18/2003
Sale Price 135,000
Sale Type Land & Buildings
Financing Unknown
Verified
Validity Arms Length Sale

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

Reference 1 B2650P234 06/02

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Dwelling Description				Replacement Cost New	
Cape Cod	One & 3/4 Story	840 Sqft	Grade B 110	Base	105,318
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	1,795
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,516
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,480
Unfin. Living Area	NONE			Unfinished	0

Built		Renovated	Kitchens	Dwelling Condition		Layout			Total
2003		0	Modern	Baths	Condition		Typical		111,109
Functional Obsolescence			Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)	
None			None		93%	100%	100%	103,331	
Outbuildings/Additions/Improvements					Percent Good				Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
2S Frame Garage	2003	576	B 110	16,288	Good	93%	100%	100%	15,148
Open Frame Porch	2003	224	B 110	3,536	Good	93%	100%	100%	3,288
Finished Attic	2003	576	B 110	15,490	Good	93%	100%	100%	14,406
Finished Attic	2003	224	B 110	11,190	Good	93%	100%	100%	10,407
Outbuilding Total									43,249
Acpt Land			0	Accepted Bldg		146,600	Total		146,600

Pembroke
Name: WELCH,R DAVID & BETTY E

Valuation Report

08/25/2014

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Map/Lot:

006-019

Account: 564

Location:

211 GARNET HEAD RD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	155,100	18,300	173,400	155,100	18,300	173,400
2	0	146,600	146,600	0	146,600	146,600
TOTAL	155,100	164,900	320,000	155,100	164,900	320,000

Pembroke

Valuation Report

08/25/2014

Name: WELLS, DENNIS

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IRVINE, GEORGANNE

Map/Lot:

014-030

Account: 25 Card: 1 of 1

Location:

138 OLD COUNTY RD

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 08/03/2007
 Sale Price 78,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.60	Acres-Rear Land 1 =<100	500.00	300	100%		300
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.60						Land Total 21,300

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	588 Sqft	Grade D 110	Base	58,696
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-265
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-557
Unfin. Living Area	10%			Unfinished	-743

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	1922	Old Type	Old Type	Average	Typical	57,131
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		50%	86% 100%	24,566

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1922	168	D 110	1.830	Avq.	50%	100%	100%	915
One Story Frame	1922	44	D 110	1.173	Avq.	50%	100%	100%	586
One Story Frame	1922	621	D 110	16.562	Avq.	50%	100%	100%	8,281
Frame Shed	1922	36	D 100	1.312	Fair	30%	100%	100%	394
Frame Shed	1922	315	D 100	4.585	Fair	30%	100%	100%	1,376
Frame Garage	1922	378	D 100	5.783	Fair	30%	100%	100%	1,735
Unfinished Attic	1922	378	D 100	1.799	Fair	30%	100%	100%	540
Outbuilding Total									13,827

Acpt Land

21,300

Accepted Bldg

38,400

Total

59,700

Valuation Report

08/25/2014

Page 404

Map/Lot:

015-060

Account: 168 Card: 1 of 1

Location:

450 OLD COUNTY RD

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 02/05/2014
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
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
1.00	Acres-Rear Land 1 =<100	500.00	500	100%		500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.00 Land Total						21,500

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	600 Sqft	Grade D 110	Base	59,272
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	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Typical	Typical	Poor	Typical	59,272
Functional Obsolescence						Value(Rcnd)
Delapidation		None		Phys. % 20%	Func. % 50%	
					Econ. % 100%	5,927

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value Rcnd
Frame Garage	1930	384	D 100	5,845	Fair	30%	100% 100%	1,754
Frame Shed	1930	221	E 100	2,124	Fair	30%	100% 100%	637
Outbuilding Total								2,391

Acpt Land

21,500

Accepted Bldg

8,300

Total

29,800

Pembroke
Name: WENTWORTH, SUSAN E

Valuation Report

08/25/2014

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Map/Lot:

009-012

Account: 685 Card: 1 of 2

Location:

542 OLD COUNTY RD

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
6.50	Acres-Rear Land 1 =<100	500.00	3,250	100%		3,250
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-Homesite (Fract)	15,000.00	15,000	100%		15,000
Total Acres 8.50 Land Total						39,250

Dwelling Description

Replacement Cost New

Conventional	One Story	400 Sqft	Grade D 100	Base	31,803
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood Posts/Rock	Basement	None	Basement	-5,084
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,804
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	3,567
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-328
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Old Type	Old Type	Fair	Inadeq.	28,154
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		30%	%	100%
						Value(Rcnd)
						0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
One Story Frame	1920	425	D 100	10,304	Poor	20%	100%	100%	2,061
One Story Frame	1920	204	D 100	4,946	Poor	20%	100%	100%	989
Frame Shed	1920	200	E 50	987	Poor	20%	100%	100%	197
Frame Garage	2006	1080	D 100	12,972	Ava.	92%	100%	100%	11,934
Frame Garage	2011	1120	D 100	13,383	Ava.	95%	100%	100%	12,714
Outbuilding Total									27,895

Acpt Land

39,300

Accepted Bldg

27,900

Total

67,200

Pembroke
Name: WENTWORTH, SUSAN E

Valuation Report

08/25/2014

Page 406

Map/Lot:

009-012

Account: 685 Card: 2 of 2

Location:

542 OLD COUNTY RD

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Dwelling Description				Replacement Cost New	
Conventional	One Story	1,008 Sqft	Grade C 110	Base	67,716
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Good Metal	Roof	1,663
					0
Foundation	Concrete	Basement	Crawl	Basement	-3,758
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,009
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,063
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Unimpr. Living Area		NONE		Dwelling Condition				Uniminished			0
Built	Renovated	Kitchens	Baths	Condition	Layout			Total			
2011	0	Modern	Modern	Average	Typical			68,693			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)				
Incomplete		None		95%	95%	100%	61,995				
Outbuildings/Additions/Improvements				Percent Good			Value				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld		
Encl Frame Porch	2011	64	C 110	2,170	Ava.	95%	100%	100%	2,061		
Open Frame Porch	2011	32	C 110	612	Ava.	95%	100%	100%	581		
Outbuilding Total									2,642		
Acpt Land			0	Accepted Bldg			64,600	Total		64,600	

Pembroke
Name: WENTWORTH, SUSAN E

Valuation Report

08/25/2014

Page 407

Map/Lot:

009-012

Account: 685 Card: 2 of 2

Location:

542 OLD COUNTY RD



Pembroke

Valuation Report

08/25/2014

Name: WENTWORTH, SUSAN E

Page 408

Map/Lot:

009-012

Account: 685

Location:

542 OLD COUNTY RD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	39,300	27,900	67,200	39,300	27,900	67,200
2	0	64,600	64,600	0	64,600	64,600
TOTAL	39,300	92,500	131,800	39,300	92,500	131,800

Pembroke
Name: WENTWORTH,JUSTIN

Valuation Report

08/25/2014

Page 409

Map/Lot:

009-012-A

Account: 433 Card: 1 of 1

Location:

560 OLD COUNTY RD

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities Dug WellSeptic System
Street Semi-Improved

Reference 1
Reference 2 HOUSE U/C
Tran/Land/Bldg 3 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 Land Schedule 1

Dwelling Description				Replacement Cost New	
Conventional	One & 1/2 Story	1,080 Sqft	Grade C 117	Base	102,245
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 Crawl	Basement	-4,165
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,725
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,194
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	17%			Unfinished	-2,578

Unimpr. Living Area		17 %		Dwelling Condition				Uniminished		-2,576	
Built	Renovated	Kitchens	Baths	Condition		Layout			Total		
2009	0	Modern	Modern	Above Average		Typical			99,421		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)				
Incomplete		None		94%	90%	100%	84,110				
Outbuildings/Additions/Improvements				Percent Good					Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ			
Dug Well	2004	1	C 100	2,240	Ava.	91%	100%	100%	2,038		
Septic	2004	1	C 100	3,500	Ava.	91%	100%	100%	3,185		
Encl Frame Porch	2009	80	C 117	2,576	Ava+	94%	100%	100%	2,421		
Open Frame Porch	2009	32	C 117	650	Ava+	94%	100%	100%	611		
Outbuilding Total									8,255		
Acpt Land			0	Accepted Bldg		92,400	Total		92,400		

Pembroke
Name: WHITEHEAD, DEIRDRE

Valuation Report

08/25/2014

Page 410

Map/Lot:

014-039

Account: 33 Card: 1 of 1

Location:

240 OLD COUNTY RD

Neighborhood 12 Old Route 1

Sale Data	
Sale Date	12/19/2012
Sale Price	122,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.90	Acres-Rear Land 1 =<100	500.00	450	100%		450
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 1.90 Land Total						21,450

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	936 Sqft	Grade B 100	Base	101,973
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	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,288
Attic	None			Attic	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	Modern	Modern	Average	Typical	104,261
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		92%	100%	100%
						Value(Rcnld)
						95,920

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2006	256	B 100	1,963	Avq.	92%	100%	100%	1,806
Encl Frame Porch	2006	80	B 100	2,687	Avq.	92%	100%	100%	2,472
Frame Shed	2006	40	C 100	1,658	Avq.	92%	100%	100%	1,525
Frame Garage	2008	480	B 100	10,160	Avq.	92%	100%	100%	9,347
Outbuilding Total									15,150

Acpt Land

21,500

Accepted Bldg

111,100

Total

132,600

Pembroke
Name: WHITEHEAD, DEIRDRE

Valuation Report

08/25/2014

Page 411

Map/Lot:

014-039

Account: 33 Card: 1 of 1

Location:

240 OLD COUNTY RD



Pembroke
Name: WHITNEY,DONALD

Valuation Report

08/25/2014
Page 412
004-022
OX COVE RD

Account: 485 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 6 Ox Cove Rd

Zoning/Use Rural
Topography Rolling
Utilities None
Street Gravel

Reference 1 B1333P268

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	50%	Access	7,500
5.00	Acres-Rear Land 1 =<100	500.00	2,500	100%		2,500
Total Acres 6.00			Land Total			10,000

Outbuildings/Additions/Improvements							Percent Good	Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func Econ	Rcnld
Open Frame Porch	1979	120	E 100	755	Poor	53%	100% 100%	400
Outhouse	1979							1,761
----- S O U N D V A L U E -----								
Outbuilding Total								2,161
Accpt Land		10,000	Accepted Bldg		2,200	Total		12,200

Pembroke
Name: WIDEN, KURT J & REBECCA G

Valuation Report

08/25/2014

Page 413

Map/Lot:

002-044

Account: 413 Card: 1 of 1

Location:

LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Sale Data	
Sale Date	08/18/2006
Sale Price	65,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
182 X 208	\$/FF -Tidal Ocean	330.00	58,399	100%		58,399
Total Acres 0.87				Land Total		58,399

Accpt Land	58,400	Accepted Bldg	0	Total	58,400
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Pembroke
Name: WILCOX, OLIVER E & VALERIE B

Valuation Report

08/25/2014

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Map/Lot:

017-009

Account: 1088 Card: 1 of 1

Location:

44 LITTLE FALLS RD

Neighborhood 13 Little Falls Rd

Zoning/Use Residential 1
Topography Level
Utilities Dug WellSeptic System
Street Semi-Improved

Sale Data	
Sale Date	10/26/2013
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Acres-Homesite (Fract)	15,000.00	14,388	100%		14,387
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 0.92						Land Total 19,187

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
12Mobile Home	1969	12X60	D 100	19,222	Avg.	40%	100%	100%	7,689
Outbuilding Total									7,689
Acpt Land		19,200	Accepted Bldg		7,700	Total			26,900

Pembroke

Valuation Report

08/25/2014

Name: WILEY, LAURA D

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WILEY JR, R MACHENRY

Map/Lot:

005-010-001

Account: 934 Card: 1 of 1

Location:

LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Sale Data

Sale Date	09/28/2009
Sale Price	14,900
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use	Residential 1
Topography	Rolling
Utilities	Dug WellSeptic System
Street	Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,000.00	25,000	100%		25,000
1.00	Acres-Rear Land 1 =<100	500.00	500	100%		500
Total Acres 2.00					Land Total	25,500
Accpt Land		25,500	Accepted Bldg		0	Total
						25,500

Pembroke
Name: WILLIAMS, CHRIS B

Valuation Report

08/25/2014

Page 416

Map/Lot:

005-016

Account: 513 Card: 1 of 2

Location:

253 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd
Tree Growth 2004
Zoning/Use Residential 1
Topography Rolling
Utilities Dug WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 01/01/2002
Sale Price 139,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2 CHECK INCOMPLETE & CAMP BLDG
Tran/Land/Bldg 3 6 0
TG Update/Year.. 2014 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,000.00	25,000	100%		25,000
5.00	Acres-Rear Land 1 =<100	500.00	2,500	100%		2,500
23.00	Acres-Softwood	122.00	2,806	100%		2,806
40.00	Acres-Mixed Wood	126.00	5,040	100%		5,040
1.00	Acres-Hardwood	115.00	115	60%		69
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 70.00						Land Total 40,215

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	578 Sqft	Grade C 100	Base	61,815
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	-289
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	789
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,250
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,500
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Uniminished Living Area		NONE		Dwelling Condition			Uniminished			0
Built	Renovated	Kitchens	Baths	Condition	Layout			Total		
1900	0	Typical	Typical	Average	Typical			66,065		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
Incomplete		None		50%	86%	100%	28,408			
Outbuildings/Additions/Improvements				Percent Good			Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Stable w/Loft	1975	1260	C 100	22,114	Avq-	68%	100%	100%	15,038	
Frame Garage	1975	238	C 100	5,306	Avq-	68%	100%	100%	3,608	
1 & 1/2 Story Fr	1900	414	C 100	16,646	Avq.	50%	100%	100%	8,323	
Encl Frame Porch	1900	138	C 100	3,031	Avq.	50%	100%	100%	1,516	
Outbuilding Total									28,485	

Acpt Land 40,200 Accepted Bldg 56,900 Total 97,100

Pembroke
Name: WILLIAMS, CHRIS B

Valuation Report

08/25/2014

Page 417

Map/Lot:

005-016

Account: 513 Card: 2 of 2

Location:

LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Zoning/Use Residential 1
Topography Rolling
Utilities Dug WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 01/01/2002
Sale Price 139,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 3 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Dwelling Description				Replacement Cost New	
Conventional	One & 1/2 Story	480 Sqft	Grade SC100	Base	37,502
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood Posts/Rock	Basement	None	Basement	-4,541
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-2,086
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	720	Insulation	-475
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1900	0	Old Type	Obsolete	Fair	Inadeq.		30,400
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		30%	81%	100%	7,387
Accpt Land		0	Accepted Bldg		7,400	Total	7,400

Pembroke
Name: WILLIAMS, CHRIS B

Valuation Report

08/25/2014

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Map/Lot:

005-016

Location:

LEIGHTON PT RD

Account: 513

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	40,200	56,900	97,100	40,200	56,900	97,100
2	0	7,400	7,400	0	7,400	7,400
TOTAL	40,200	64,300	104,500	40,200	64,300	104,500

Valuation Report

08/25/2014

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Map/Lot:

014-004

Account: 5 Card: 1 of 1

Location:

15 LEIGHTON PT RD

Neighborhood 2 Leighton Pt Rd

Sale Data	
Sale Date	03/27/2007
Sale Price	120,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
TG Update/Year.. 0 Y Coordinate 0
Exemption(s) 19 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,000.00	25,000	100%		25,000
4.00	Acres-Rear Land 1 =<100	500.00	2,000	100%		2,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.00						Land Total 33,000

Dwelling Description

Replacement Cost New

Conventional	Two & 1/2 Story	728 Sqft	Grade C 100	Base	92,438
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	-2,038
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	10				
Bedrooms	6	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,875
Attic	None			Attic	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	1980	Typical	Typical	Above Average	Typical	92,275	
Functional	Obsolescence	Economic	Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		60%	95%	100%	52,597

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1960	420	C 100	7,578	Avq.	66%	100%	100%	5,001
Frame Shed	1960	240	D 100	3,706	Avq.	66%	100%	100%	2,446
Wood Deck	1980	174	C 100	1,149	Avq+	60%	100%	100%	689
1 & 1/2 Story Fr	1920	120	C 100	4,824	Avq+	60%	100%	100%	2,894
Open Frame Porch	1920	169	C 100	2,038	Avq+	60%	100%	100%	1,223
2S Encl Fr Porch	1920	24	C 100	2,072	Avq+	60%	100%	100%	1,243
2S Encl Fr Porch	1920	24	C 100	2,072	Avq+	60%	100%	100%	1,243
Encl Frame Porch	1920	27	C 100	1,443	Avq+	60%	100%	100%	866

Outbuilding Total 15,605

Acpt Land	33,000	Accepted Bldg	68,200	Total	101,200
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Valuation Report

08/25/2014

Page 420

Map/Lot:

014-097

Account: 88 Card: 1 of 1

Location:

97 OLD COUNTY RD

Neighborhood 12 Old Route 1

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

Sale Data
Sale Date 11/01/2011
Sale Price 50,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
060 X 220	\$/FF -Miscellaneous	110.00	6,600	100%		6,600
0.30	Acres-Rear Land 1 =<100	500.00	150	100%		150
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
0.08	Acres-Rear Land 1 =<100	500.00	40	100%		40
Total Acres 0.68 Land Total						12,790

Dwelling Description

Replacement Cost New

Conventional	Two Story	480 Sqft	Grade C 100	Base	61,836
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	-240
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	-960
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1950	Typical	Typical	Average	Typical	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		50%	100% 100%	30,318

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1950	216	C 100	6,387	Avq.	50%	100%	100%	3,194
Unfin Basement	1950	216	C 100	5,155	Avq.	50%	100%	100%	2,578
Wood Deck	1950	144	C 100	981	Avq.	50%	100%	100%	490
Wood Deck	1950	128	C 100	892	Avq.	50%	100%	100%	446
2S Frame Shed	1900	816	C 100	18,848	Poor	20%	100%	100%	3,770

Outbuilding Total 10,478

Acpt Land

12,800

Accepted Bldg

40,800

Total

53,600

Pembroke
Name: WITTHAUER, TIMOTHY M

Valuation Report

08/25/2014

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Map/Lot:

015-050-001

Account: 155 Card: 1 of 1

Location:

306 OLD COUNTY RD

Neighborhood 12 Old Route 1

Sale Data	
Sale Date	12/01/1995
Sale Price	17,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Other Source
Validity	Arms Length Sale

Zoning/Use	Residential 1
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

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

Pembroke
Name: WOLF,CAROL

Valuation Report

08/25/2014

Page 422

Map/Lot:

008-011

Account: 645 Card: 1 of 1

Location:

361 US RTE 1

Neighborhood 10 Route 1

Zoning/Use Residential 1
Topography Rolling
Utilities Dug WellSeptic System
Street Paved

Sale Data	
Sale Date	09/01/1991
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

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
13.60	Acres-Rear Land 1 =<100	500.00	6,800	100%		6,800
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 14.60						Land Total 26,600

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	432 Sqft	Grade C 100	Base	56,775
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-216
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	-756
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	2000	Old Type	Old Type	Average	Typical	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	50%	86%	100%	23,995	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 3/4 Storv Fr	1920	400	C 100	16,794	Avq.	50%	100%	100%	8,397
Encl Frame Porch	1920	40	E 100	815	Poor	20%	100%	100%	163
Encl Frame Porch	2000	96	C 100	2,430	Avq.	50%	100%	100%	1,215
Open Frame Porch	2000	96	C 100	1,249	Avq.	50%	100%	100%	624
Frame Garage	2010	400	B 100	8,942	Avq.	94%	100%	100%	8,405
Outbuilding Total									18,804

Acpt Land

26,600

Accepted Bldg

42,800

Total

69,400

Pembroke
Name: WOOD, DARLENE

Valuation Report

08/25/2014

Page 423

Map/Lot:

015-001-B

Account: 114 Card: 1 of 1

Location:

GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.62	Acres-Baselot (Fract)	7,000.00	5,512	100%		5,512
Total Acres 0.62				Land Total		5,512
Accpt Land		5,500	Accepted Bldg	0	Total	5,500

Pembroke
Name: WOOD, DARLENE

Valuation Report

08/25/2014

Page 424

Map/Lot:

009-024

Account: 696 Card: 1 of 1

Location:

32 GARNET HEAD RD

Neighborhood 7 Garnet Head Rd

Zoning/Use Residential 1
Topography Below Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
4.90	Acres-Rear Land 1 =<100	500.00	2,450	100%		2,450
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.90						Land Total 23,450

Dwelling Description

Replacement Cost New

Conventional	One Story	1,152 Sqft	Grade C 90	Base	60,259
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	943
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,125
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Existing Conditions						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Modern	Modern	Average	Typical	62,327
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		92%	100%	100%
						Value(Rcnd)
						57,341

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Garage	2004	784	C 100	12,124	Avq.	91%	100%	100%	11,033
Unfinished Attic	2004	784	C 100	3,046	Avq.	91%	100%	100%	2,772
Wood Deck	2006	336	C 90	1,851	Avq.	92%	100%	100%	1,703
Outbuilding Total									15,508

Acpt Land

23,500

Accepted Bldg

72,800 Total

96,300

Pembroke

Valuation Report

08/25/2014

Name: WOOD, GAIL B

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WOOD JR, HAROLD D

Map/Lot:

010-003

Account: 700 Card: 1 of 1

Location:

COUNTY RD

Neighborhood 14 County Rd

Sale Data

Sale Date 08/01/1997

Sale Price 15,000

Sale Type

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
150.00	Acres-Rear Land 3 = 201+	245.00	36.750	100%		36.750
Total Acres 150.00				Land Total		36,750

Accpt Land	36,800	Accepted Bldg	0	Total	36,800
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Pembroke
Name: WOODMAN, SUSAN M

Valuation Report

08/25/2014

Page 426

Map/Lot:

014-017

Account: 16 Card: 1 of 2

Location:

18 AYERS JCT RD

Neighborhood 11 Route 214

Zoning/Use Residential 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 11/23/2009
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

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.86	Acres-Homesite (Fract)	15,000.00	13,910	100%		13,910
0.00	Acres-Rear Land 1 =<100	500.00	2,450	100%		0
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.86 Land Total						19,910

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	945 Sqft	Grade D 110	Base	72,621
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-426
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-1,919
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	-767
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	1950	Typical	Typical	Fair	Typical	69,509
Functional Obsolescence						Value(Rcnld)
None		None		30%	95%	
					100%	19,810

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value Rcnld
One Story Frame	1950	260	D 110	6,934	Fair	30%	100% 100%	2,080
Encl Frame Porch	1950	30	E 100	743	Fair	43%	100% 100%	319
Outbuilding Total								2,399

Acpt Land

19,900

Accepted Bldg

22,200

Total

42,100

Pembroke
Name: WOODMAN, SUSAN M

Valuation Report

08/25/2014

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Map/Lot:

014-017

Location:

RT 214

Account: 16 Card: 2 of 2

Neighborhood 11 Route 214

Sale Data	
Sale Date	11/23/2009
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

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

Reference 1 B1783P110

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1993	1236	B 100	22,900	Ava.	85%	100%	100%	19,465
Outbuilding Total									19,465
Accpt Land			0	Accepted Bldg			19,500	Total	19,500

Pembroke
Name: WOODMAN, SUSAN M

Valuation Report

08/25/2014

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Map/Lot:

014-017

Account: 16

Location:

RT 214

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	19,900	22,200	42,100	19,900	22,200	42,100
2	0	19,500	19,500	0	19,500	19,500
TOTAL	19,900	41,700	61,600	19,900	41,700	61,600

Pembroke
Name: WOODMAN, SUSAN M

Valuation Report

08/25/2014

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Map/Lot:

016-015

Account: 193 Card: 1 of 1

Location:

93 AYERS JCT RD

Neighborhood 11 Route 214

Zoning/Use Residential 1
Topography Above Street
Utilities Dug WellSeptic System
Street Paved

Sale Data
Sale Date 10/20/2012
Sale Price 70,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
2.41	Acres-Rear Land 1 =<100	500.00	1,205	100%		1,205
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 3.41 Land Total						21,005

Dwelling Description

Replacement Cost New

Ranch	One Story	1,104 Sqft	Grade C 110	Base	71,671
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	1		
Baths	1	Half Baths	1	Plumbing	2,063
Attic	None			Attic	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	73,734
Functional Obsolescence						Value(Rcnld)
None		None		76%	100%	56,038

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1985	254	C 110	8,260	Avq.	76%	100%	100%	6,278
Encl Frame Porch	1977	42	C 110	1,823	Avq.	76%	100%	100%	1,385
Frame Garage	1977	696	C 100	11,025	Avq.	76%	100%	100%	8,379
Unfinished Attic	1977	696	C 100	2,862	Avq.	76%	100%	100%	2,175
Frame Shed	1977	288	D 100	4,269	Avq.	69%	90%	100%	2,651
Frame Shed	1977	90	E 100	1,187	Poor	52%	100%	100%	617
Frame Shed	1977	49	E 100	893	Poor	52%	100%	100%	464

Outbuilding Total 21,949

Acpt Land

21,000

Accepted Bldg

78,000

Total

99,000

Pembroke
Name: WOODMAN,SUSAN

Valuation Report

08/25/2014

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Map/Lot:

003-032

Account: 456 Card: 1 of 1

Location:

34 SNUG HARBOR LN

Neighborhood 7 Garnet Head Rd

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

Sale Data
Sale Date 01/01/1992
Sale Price 25,000
Sale Type Land Only
Financing Unknown
Verified
Validity Renovations

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Deep Ocean	440.00	88,000	100%		88,000
180 X 220	\$/FF -Deep Ocean	440.00	79,200	75%	Excess Frt	59,400
6.70	Acres-Rear Land 1 =<100	500.00	3,350	100%		3,350
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 8.62						Land Total 156,750

Dwelling Description

Replacement Cost New

Contemporary	One & 1/2 Story	848 Sqft	Grade B 100	Base	96,805
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	1,412
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,288
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,164
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	Typical	Typical	Average	Typical	101,669
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		84%	100%	100%
						Value(Rcnld) 85,402

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1994	336	B 100	7.966	Avq.	84%	100%	100%	6,691
Encl Frame Porch	1994	32	B 100	1.848	Avq.	84%	100%	100%	1,552
Frame Garage	2004	650	B 100	12.750	Avq.	84%	100%	100%	10,710
Outbuilding Total									18,953

Accpt Land

156,800

Accepted Bldg

104,400

Total

261,200

Pembroke
Name: YELITZ JR, EDWIN J

Valuation Report

08/25/2014

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Map/Lot:

012-030

Location:

RT 214

Account: 818 Card: 1 of 1

Neighborhood 11 Route 214

Sale Data	
Sale Date	10/01/1989
Sale Price	1,000
Sale Type	Land Only
Financing	Unknown
Verified	
Validity	Arms Length Sale

Zoning/Use	Rural
Topography	Rolling
Utilities	None
Street	Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	Acres-Homesite (Fract)	15,000.00	12,550	100%		12,550
Total Acres 0.70				Land Total		12,550
Accpt Land		12,600	Accepted Bldg		0	Total
						12,600

Pembroke

Valuation Report

08/25/2014

Name: ZEIGLER, KENDALL L

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WOOS, PIERRE C

Map/Lot:

011-011

Account: 740 Card: 1 of 1

Location:

LITTLE FALLS RD

Neighborhood 13 Little Falls Rd

Sale Data

Sale Date 05/13/2011
 Sale Price 45,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use Residential 1
 Topography Rolling
 Utilities Dug Well
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
3.80	Acres-Rear Land 1 =<100	500.00	1,900	100%		1,900
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 4.80						Land Total 18,700

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Stable w/Loft	1997	768	D 100	12.249	Avq-	81%	100%	100%	9,922
Open Frame Porch	1997	256	D 100	2,444	Avq-	81%	100%	100%	1,980
Outbuilding Total									11,902
Acpt Land		18,700	Accepted Bldg		11,900	Total		30,600	

Valuation Report

08/25/2014

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Map/Lot:

014-065

Account: 60 Card: 1 of 1

Location:

165 OLD COUNTY RD

Neighborhood 12 Old Route 1

Zoning/Use Residential 1
Topography Above Street
Utilities Dug WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 09/26/2013
Sale Price 79,250
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

TG Update/Year.. 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Acres-Homesite (Fract)	15,000.00	13,416	100%		13,416
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.80						Land Total 19,416

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	720 Sqft	Grade C 100	Base	72,095
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry 3/4 Bmt	Basement	-1,192
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	10				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,260
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	1940	Typical	Typical	Average	Typical	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	50%	100%	100%	34,822	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 3/4 Story Fr	1860	924	C 100	38,795	Avq.	50%	100%	100%	19,398
Encl Frame Porch	1860	49	C 100	1,758	Avq.	50%	100%	100%	879
Frame Bav Window	1860	24	C 100	1,533	Avq.	50%	100%	100%	766
Open Frame Porch	1860	125	C 100	1,562	Avq.	50%	100%	100%	781
Frame Shed	1860	302	D 100	4,432	Fair	30%	90%	100%	1,197
Frame Shed	1860	250	D 100	3,823	Fair	30%	90%	100%	1,032
Stable w/Loft	1860	450	D 100	8,445	Fair	30%	90%	100%	2,281
Outbuilding Total									26,334

Acpt Land

19,400

Accepted Bldg

61,200

Total

80,600