PROPERTY ASS

147 Castonguay Road

L0733R

CARD OF CARDS

MAP	LOT	ROAD
3	34-A	OWNER Laplante, George J. + Cathy A.

SINGLE FAMILY		RESIDENTIAL	
TWO FAMILY		SEASONAL	
		OTHER	
APARTMENT		NEIGHBORHOOD	

RECORD OF OWNERSHIP	DATE	BK	PG	RET ST
Laplante, George J. & Cathy A.	7/11/86	683	80	

@Hennys NC

SUMMARY		
2002	LAND	25400
	BLDGS.	87700
	TOTAL	113,100
20	LAND	
	BLDGS.	
	TOTAL	
20	LAND	
	BLDGS.	
	TOTAL	
20	LAND	
	BLDGS.	
	TOTAL	
20	LAND	
	BLDGS.	
	TOTAL	
20	LAND	
	BLDGS.	
	TOTAL	
20	LAND	
	BLDGS.	
	TOTAL	

INTERIOR INSPECTED | YES | NO-EST | DATE 9-14-00

X. Dwyer Laplante

REMARKS:

LAND VALUATION

CLASSIFICATION	ACRES	%	PRICE	TOTAL	– DEPR	+	VALUE
HOUSE LOT Imps			3000	3000			3000
BASE							
FRONT ACRES							
ACREAGE	77		21937	21937			21937
TILLABLE (1/5 Fill)							
PASTURE							
WOODLAND							
WASTE	9		50	450			450
TOTAL	86						25387

LAND FACTORS

MINUS		PLUS	
VACANCY		COMM. INFL.	
SEMI-IMP		OTHER	
TOPOGRAPHY			
ACCESS			
R/W			
SIZE			
SHAPE			
USE			

LOT COMPUTATIONS

FRONTAGE	DEPTH	UNIT PRICE	DEPTH %	FR FT PRICE	TOTAL	DEPR	VALUE

OTHER FACTORS

LEVEL		PAVED ROAD	
ROUGH		GRAVEL ROAD	
ROLLING		TOWN WATER	
SWAMPY		DRILLED WELL	✓
HIGH		DUG WELL	
LOW		TOWN SEWER	
		SEPTIC	Tank

LOCATION

G F P

AREA TRENDS

IMPROVING	STATIC	DECLINED	

TARR ASSESSING SERVICES, INC.

CONSTRUCTION

1 FOUNDATION	G	F	P
CONCRETE			
CONC BLOCK		✓	
CONC SLAB			
BRICK OR STONE		✓	
PIERS			
2 BASEMENT			
FULL HR 6'			
¼ ½ ¾ Full			
FIN BSMT AREA no			
BSMT GAR			
FRAMING			
FLR JOISTS			
x Logs O/C		✓	
BEAMS & COL			
STUDS			
3 WALLS			
DOUBLE SIDING Vinyl	✓		
SINGLE SIDING			
SHINGLES			
CONC BLOCK			
FACE BRK ON			
SOLID COM BRK			
INSULATION			
ATTIC ONLY			
ROOFING			
ASPH SHINGLES	✓		
WOOD SHINGLES			
METAL			
ROLL ROOFING			
ROOF TYPE			
GABLE	FLAT		
HIP ✓	MANSARD		
GAMBREL			
4 LIGHTING			
NO ELEC			
OUTLETS 100 AMP	✓	✓	
WIRING	✓	✓	
5 FIREPLACES			
# OF STACKS			
FIREPLACE STACK			
FIREPLACE			
HEARTH			
NO OF ROOMS			
BSMT	1ST 4 RB		
2ND 3 RB	3RD		
INT LAYOUT			

6 FLOORS	B	1	2	3	G	F	P
CONCRETE	✓					✓	
EARTH							
PINE							
HARDWOOD		✓					
INLAID Lin		✓			✓		
W/W CARPET		✓	✓		✓		
TERRAZZO							
SINGLE							
ATTIC FLR & STAIRS no							

7 INTERIOR FINISH	B	1	2	3	G	F	P
PLASTER							
DRYWALL		✓	✓		✓		
PANEL							
KNOTTY PINE		✓			✓		
WALLBOARD							
UNFIN							
FINISH ATTIC AREA no							

8 HEATING	M	O
HOT AIR	✓	
HOT WATER/VAPOR		
STEAM		
AIR COND		
PIPELESS FURN		
FLOOR FURN		✓
AUTO OIL BURNER		
GAS		
ELECTRIC		
NO HEATING		
UNIT HTRS		

9 PLUMBING	M	O
BATHROOM	2	
TOILET ROOM		
WATER CLOSET		
LAVATORY		
STALL SHOWER		
KITCHEN SINK		
AUTO WATER HEATER	✓	
NO PLUMBING		

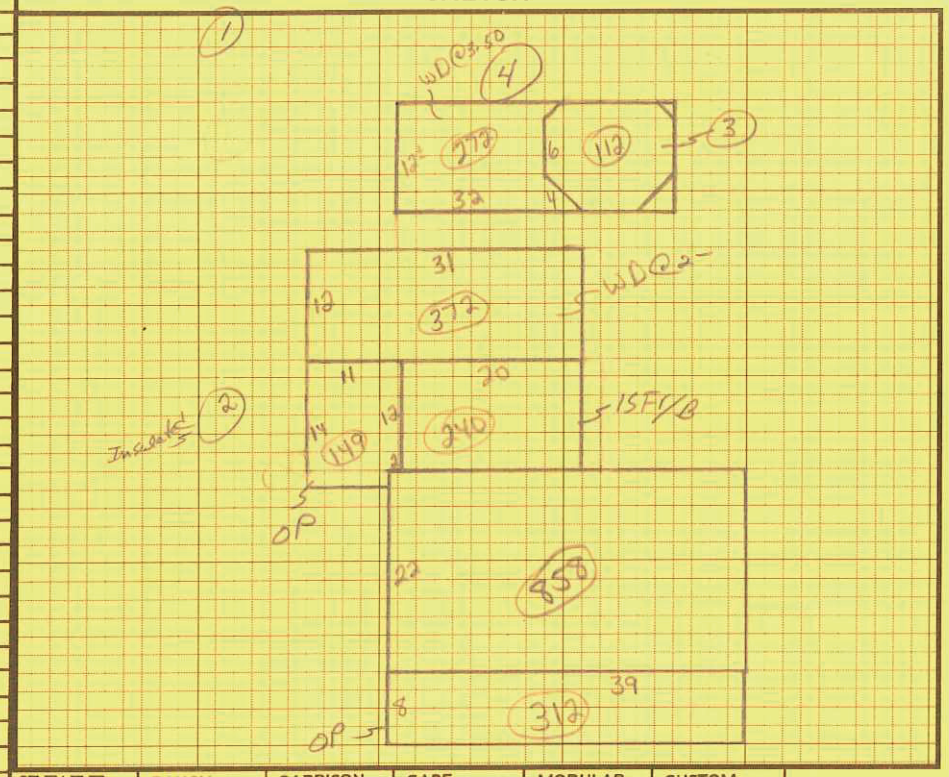
REMODELING DATA

	YEAR	COST
STRUCTURAL		
KITCHEN		
ELECTRICAL		
PLUMBING		
HEATING		

COMPUTATIONS

	UNIT	AMOUNT
858	SF	66430
BSMT AREA		
BSMT GAR		
WALLS		
INSULATION		
ROOFING		
LIGHTING		
FIREPLACES		
FLOORS		
ATTIC		
INT FINISH		
HEATING		
PLUMBING		+1800
TOTAL		68250
ADDITIONS & PCHS		
1 240 (24)	SF	+940
2	SF	
3 312 (24)	SF	+2400
4 149 (14)	SF	+1400
5 372 (22)	SF	744
6	SF	
7	SF	
8	SF	
9	SF	
TOTAL		82194
FACTOR +10		110
FIN BSMT		
REPL VALUE		90413

SKETCH



SPLIT LEVEL	RANCH	GARRISON	CAPE	MODULAR	CUSTOM

DATE MO.	DATE YR.	TYPE 1. LAND 2. L&B 3. BLDG.	SALE PRICE	SOURCE 1. BUYER 2. SELLER 3. DECL. 4. AGENT	DATE LISTED
					LISTED
		1 2 3		1 2 3 4	MEAS
		1 2 3		1 2 3 4	PRICED

INTERIOR CONDITION COMPARED TO EXTERIOR	+	=	—	REV'D
		✓		

OBSOLESCENCE FACTORS

SURPLUS CAPACITY		ENCROACHMENTS		PLUMB & HEAT		UNFINISHED	
STYLE		COMM. LOCATION		ECONOMIC	15		

	OCCUPANCY	CONSTRUCTION	SIZE	AREA	GRADE	AGE	REMOD	COND	REPL VAL	PHYS DEP	PHYS VAL	OBSOL.	SOUND VALUE
	1F	2sf/B	22×39	858	C+10	old	✓	G	90413	15	76851	15	65323
OUT BLDGS.													
1	Garage	1sf/slab	26×40	1040	C	1999		G	10400	5	9880	15	8398
2	Shop	1SF 1L43/S	30×50	1500	12-	1993		G	18000	10	16200	25	12150
3	Gazebo	1str	8×8	112	Grade of P				1100	5	1045	25	783
4	Pool	Above Ground	Circular	27' Dia	SV				SV			SV	1000
5													
6													
7													
8													

TOTAL VALUE BUILDINGS 87654