

**Valuation Report**

Account: 1054 Card: 1 of 1

Location: 69 PEASE RD

Neighborhood 1 8,000 schedule  
Zoning/Use Residential-Farm  
Topography LevelRolling  
Utilities Drilled WellSeptic System  
Street Paved

**Sale Data**  
Sale Date 11/01/2006  
Sale Price 70,000  
Sale Type Land & Buildings  
Financing Conventional  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2 B4669P320  
Tran/Land/Bldg 1 1 1  
FLOOD MAP & 8C SHORELAND ZONE 0  
Exemption(s) 9 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	8,400.00	8,400	100%		8,400
0.38	Acres-Secondary 1	1,500.00	570	100%		570
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 1.38						Land Total 16,470

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	936 Sqft	Grade C 100	Base	80,066
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	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
1970	2012	Typical	Typical	Very Good	Typical	80,066
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	86%	100%	100%	68,857	
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
One Story Frame	2008	418	C 100	25,222	Avq.	22,448
Unfin Basement	2008	418	C 100	3,640	Avq.	3,240
Open Frame Porch	2012	24	C 100	1,392	Avq.	1,267
Wood Deck	2012	90	C 100	540	Avq.	491
Canopy	2012	65	C 90	586	Avq.	533
Frame Shed	2015	384	C 100	6,144	Avq.	5,714
1,354 SFLA		Field1				33,693
<b>Acpt Land</b>						16,500
<b>Accepted Bldg</b>						102,600
<b>Total</b>						119,100

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Map/Lot:  
Location:

