PROPERTY 182 Champlain Street

L1720R

CARD OF CARDS

MAP	LOT	OWNER
19	19	Levesque, Ivan + Eileen

SINGLE FAMILY		RESIDENTIAL	
TWO FAMILY		SEASONAL	
APARTMENT		OTHER	
		NEIGHBORHOOD	

SUMMARY

20 02	LAND	8400
	BLDGS.	50,800
	TOTAL	59,200
20	LAND	
	BLDGS.	
	TOTAL	
20	LAND	
	BLDGS.	
	TOTAL	
20	LAND	
	BLDGS.	
	TOTAL	
20	LAND	
	BLDGS.	
	TOTAL	
20	LAND	
	BLDGS.	
	TOTAL	
20	LAND	
	BLDGS.	
	TOTAL	

RECORD OF OWNERSHIP

	DATE	BK	PG	RET ST
Levesque, Ivan & Eileen	5/26/69	371	97	



INTERIOR INSPECTED YES NO-EST DATE 9-4-01 9-5-01

REMARKS: House Appears to be in good condition

LAND VALUATION

CLASSIFICATION	ACRES	%	PRICE	TOTAL	– DEPR	+	VALUE
HOUSE LOT	1		8000	8000			8000
BASE							
FRONT ACRES							
ACREAGE	139		1000	390			390
TILLABLE							
PASTURE							
WOODLAND							
WASTE							
TOTAL	139						8390

LOT COMPUTATIONS

FRONTAGE	DEPTH	UNIT PRICE	DEPTH %	FR FT PRICE	TOTAL	DEPR	VALUE
182	332						

LOCATION

G F P

AREA TRENDS

IMPROVING STATIC DECLINED

LAND FACTORS

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

OTHER FACTORS

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

TARR ASSESSING SERVICES, INC.

CONSTRUCTION

1 FOUNDATION	G	F	P
CONCRETE	✓	✓	
CONC BLOCK			
CONC SLAB			
BRICK OR STONE			
PIERS			

2 BASEMENT	
FULL HR 7'	✓
¼ ½ ¾ Full	
FIN BSMT AREA	
BSMT GAR	

FRAMING	
FLR JOISTS	✓
___X___ ___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	✓
WIRING	✓

5 FIREPLACES	
# OF STACKS	
FIREPLACE STACK	
FIREPLACE	
HEARTH	

NO OF ROOMS			
BSMT	1ST		
2ND	3RD		
INT LAYOUT			

6 FLOORS	B	1	2	3	G	F	P
CONCRETE	✓				✓		
EARTH							
PINE							
HARDWOOD							
INLAID		✓			✓		
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 Est	1	
TOILET ROOM		
WATER CLOSET		
LAVATORY		
STALL SHOWER		
KITCHEN SINK	1	
AUTO WATER HEATER		
NO PLUMBING		

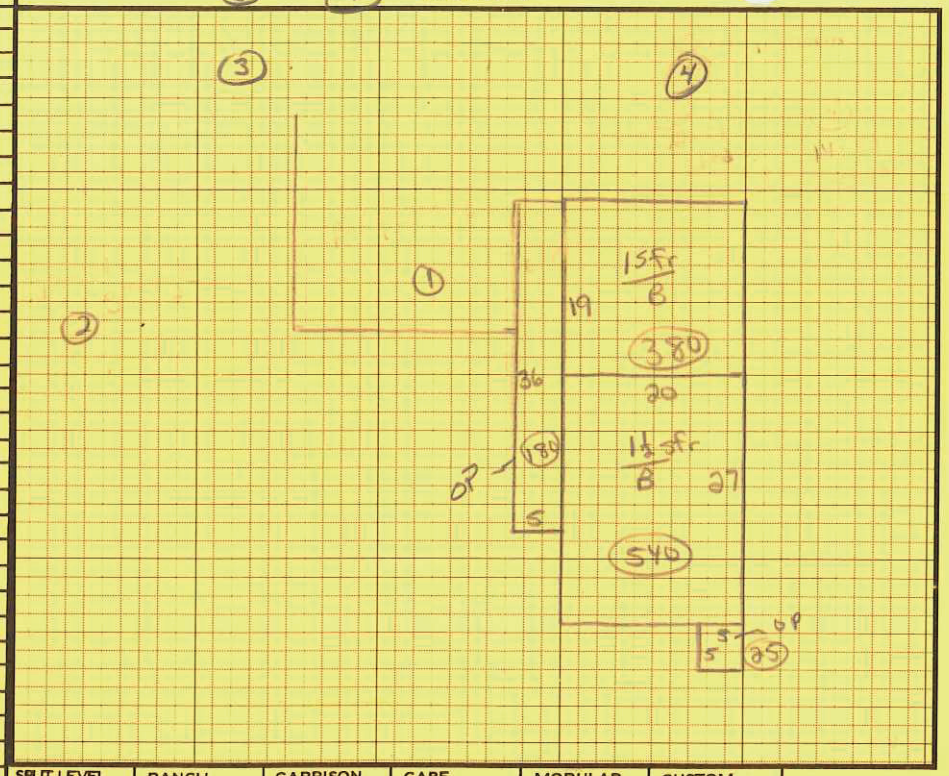
REMODELING DATA

	YEAR	COST
STRUCTURAL		
KITCHEN		
ELECTRICAL		
PLUMBING		
HEATING		

COMPUTATIONS

	UNIT	AMOUNT 1.3
	540 SF	44070
BSMT AREA		
BSMT GAR		
WALLS		
INSULATION		
ROOFING		
LIGHTING		
FIREPLACES		
FLOORS		
ATTIC		
INT FINISH		
HEATING		
PLUMBING		
TOTAL		44070
ADDITIONS & PCHS		
1 380 (127)	SF	+ 12,700
2 180 (116)	SF	+ 1600
3 25 (3)	SF	+ 300
4	SF	
5	SF	
6	SF	
7	SF	
8	SF	
9	SF	
TOTAL		58670
FACTOR		—
FIN BSMT		
REPL VALUE		58670

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 3. DECL. 2. SELLER 4. AGENT	DATE LISTED
		1 2 3		1 2 3 4	LISTED
		1 2 3		1 2 3 4	MEAS
					PRICED
					REV'D

INTERIOR CONDITION COMPARED TO EXTERIOR: + | = | —

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	1½ Fr/B	20×27	540	C	old	✓	G	58670	25	44002	15	37402
OUT BLDGS.												
① Garage	1 Fr/B (LF)	24×27	648	C	old	✓		8634	10	7770	15	6605
② Garage	1 Fr/B (LF)	13×20	260	C	old	✓	G	3800	10	3420	25	2565
③ shed	1 Fr 1 pitch roof	12×12	144	6-	old?			864	20	691	25	518
④ Open Shd	Flat roof 1P	14×32	448	6-	old?			2688	15	2284	25	1713
⑤	Deck platform	12×14	168	2-	1998±			336	15	285	25	214
⑥ shed	1 Fr 1 pitch	8×10	80	5-	1998±			400	15	340	25	255
7 Camper	Citation	8×21		SV	?				SV			1500
8												
										TOTAL VALUE BUILDINGS		50772