



Northfield  
Name: VERSANT POWER

### Valuation Report

02/14/2025

Page 1

Map/Lot:

000-00

Location:

Lines & Transmission Equip

Account: 13 Card: 1 of 1

Neighborhood 1 Route 192

Zoning/Use None  
Topography Rolling  
Utilities  
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

<b>Land</b>	532,600	<b>Accepted Bldg</b>	0	<b>Total</b>	532,600
-------------	---------	----------------------	---	--------------	---------

**Valuation Report**

Map/Lot:  
 Location:

Account: 43 Card: 1 of 2

Neighborhood 2 Side Road - Rural  
 Tree Growth 1975  
 Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Gravel  
 TG PLAN YEAR.... 2022

Reference 1 TREE GROWTH

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
9192.00	Acres-Softwood TG	136.00	987,589	100%		987,589
4416.00	Acres-Mixed Wood TG	165.00	575,626	100%		575,626
515.00	Acres-Hardwood TG	129.00	52,484	100%		52,484
510.00	Acres-Wasteland	50.00	25,500	100%		25,500
2.00	>1 HS-Homesites (>1)	20,000.00	40,000	100%		40,000
7.00	Acres-Gravel Pit	5,000.00	35,000	100%		35,000
164.00	Acres-Woods Road	1,500.00	246,000	100%		246,000
Total Acres 14,806.00					Land Total	1,962,199

<b>Acpt Land</b>	1,962,200	<b>Accepted Bldg</b>	0	<b>Total</b>	1,962,200
------------------	-----------	----------------------	---	--------------	-----------

Northfield  
 Name: PENOBSCOT FOREST LLC

**Valuation Report**

02/14/2025

Page 3

Map/Lot:

001-001

Account: 43 Card: 2 of 2

Location: TIMBER CORRIDOR DEED

Neighborhood 2 Side Road - Rural  
 Tree Growth 1975  
 Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Gravel  
 TG PLAN YEAR.... 2022

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
100.00	Acres-Rear Land 2 - 51+	400.00	40,000	10%	Restrictio	4,000	
1342.00	Acres-Rear Land 3 - 151+	320.00	429,440	10%	Restrictio	42,944	
50.00	Acres-Rear Land 1-50	500.00	25,000	10%	Restrictio	2,500	
Total Acres 1,492.00					Land Total	49,444	
<b>Acpt Land</b>			49,400	<b>Accepted Bldg</b>		0	
				<b>Total</b>		49,400	

Northfield  
Name: PENOBSCOT FOREST LLC

**Valuation Report**

02/14/2025

Page 4

Map/Lot:

001-001

Account: 43

Location:

TIMBER CORRIDOR DEED

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	1,962,200	0	1,962,200	1,962,200	0	1,962,200
2	49,400	0	49,400	49,400	0	49,400
<b>TOTAL</b>	2,011,600	0	2,011,600	2,011,600	0	2,011,600

**Valuation Report**

Map/Lot:

001-002

Account: 268 Card: 1 of 1

Location:

Mattimo Place

Neighborhood 10 Machias River  
Tree Growth 2022  
Zoning/Use Shoreland - Resource Protection  
Topography Rolling  
Utilities Drilled WellNone  
Street Gravel  
TG PLAN YEAR.... 2022

**Sale Data**  
Sale Date 09/29/2021  
Sale Price 0  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1 TREE GROWTH  
Reference 2  
Tran/Land/Bldg 0 3 8  
1ST 0 2ND 0  
Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -River Frt-DEV	50.00	10,000	100%		10,000
196 X 220	\$/FF -River Frt-DEV	50.00	9,800	70%	Excess Frt	6,860
1.00	Site -Lot Improvements	3,000.00	3,000	50%	Unimproved	1,500
1.50	Acres-Rear Land 1-50	500.00	750	100%		750
83.00	Acres-Softwood TG	136.00	8,918	100%		8,918
173.50	Acres-Mixed Wood F&O	165.00	22,616	100%		22,616
Total Acres 260.00			Land Total			50,644

**Dwelling Description**

**Replacement Cost New**

Seasonal Camp	One Story	408 Sqft	Grade SC100	Base	26,058
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	-4,061
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-929
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,423
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-310
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1932	0	None	Obsolete	Below Average	Typical	19,335
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		40%	86%	100%
						<b>Value(Rcnld)</b>
						6,651

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1932	16	SC100	208	Avq-	40%	100%	100%	83
Frame Shed	1932			---- S O U N D V A L U E ----				100	
Frame Shed	1932			---- S O U N D V A L U E ----				100	
Outbuilding Total									283

**Acpt Land** 50,600 **Accepted Bldg** 6,900 **Total** 57,500

Northfield  
 Name: WHALEN, CATHERINE W

**Valuation Report**

02/14/2025

Page 6

Map/Lot:

001-003

Account: 287 Card: 1 of 1

Location:

Neighborhood 10 Machias River

Zoning/Use Shoreland - Resource Protection  
 Topography Rolling  
 Utilities  
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 1 8

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
900 X 220	\$/FF -River Frt-DEV	50.00	45,000	70%	Excess Frt	31,500
300 X 220	\$/FF -River Frt-DEV	50.00	15,000	100%		15,000
10.23	Acres-Rear Land 1-50	500.00	5,115	100%		5,115
0.00	Site -Lot Improvements	500.00	750	100%		0
Total Acres 16.30					Land Total	51,615

<b>Acpt Land</b>	51,600	<b>Accepted Bldg</b>	0	<b>Total</b>	51,600
------------------	--------	----------------------	---	--------------	--------

**Valuation Report**

Map/Lot:

001-004

Account: 325 Card: 1 of 1

Location:

Neighborhood 2 Side Road - Rural  
 Tree Growth 2023  
 Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Gravel  
 TG PLAN YEAR.... 2023

**Sale Data**  
 Sale Date 09/17/2013  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
560.00	Acres-Softwood TG	136.00	60,166	100%		60,166
372.00	Acres-Mixed Wood TG	165.00	48,490	100%		48,490
179.00	Acres-Hardwood TG	129.00	18,242	100%		18,242
43.00	Acres-Wasteland	50.00	2,150	100%		2,150
2.00	50' R-Gravel Road - 50'	2,500.00	5,000	100%		5,000
16.00	Acres-Woods Road	1,500.00	24,000	100%		24,000
Total Acres 1,172.00					Land Total	158,048

<b>Acpt Land</b>	158,000	<b>Accepted Bldg</b>	0	<b>Total</b>	158,000
------------------	---------	----------------------	---	--------------	---------

Northfield  
Name: SPRAGUE, TERRY L

**Valuation Report**

02/14/2025

Page 8

Map/Lot:

001-004-A

Account: 407 Card: 1 of 1

Location:

Neighborhood 2 Side Road - Rural

Zoning/Use None  
Topography Rolling  
Utilities  
Street Gravel

Reference 1  
Reference 2 Combined with Map 3 Lot 17  
Tran/Land/Bldg 0 1 0  
1ST 0 2ND 0  
Exemption(s) Land Schedule 1

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.00	Acres-Rear Land 1-50	136.00	60,166	100%		0	
0.00	Acres-Rear Land 1-50	165.00	48,490	100%		0	
Total Acres 0.00					Land Total	0	
<b>Acpt Land</b>		0	<b>Accepted Bldg</b>		0	<b>Total</b>	0



Northfield

**Valuation Report**

02/14/2025

Name: DESAPIO, LUCIA

Page 9

DESAPIO PROPERTIES,#11 LLC

Map/Lot:

001-005

Account: 62 Card: 1 of 1

Location:

Neighborhood 2 Side Road - Rural

Zoning/Use None  
 Topography RollingLow  
 Utilities NoneNone  
 Street Right-Of-Way

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	10,000.00	10,000	100%		10,000
50.00	Acres-Rear Land 1-50	500.00	25,000	100%		25,000
100.00	Acres-Rear Land 2 - 51+	400.00	40,000	100%		40,000
353.00	Acres-Rear Land 3 - 151+	320.00	112,960	100%		112,960
Total Acres 504.00					Land Total	187,960

<b>Acpt Land</b>	188,000	<b>Accepted Bldg</b>	0	<b>Total</b>	188,000
------------------	---------	----------------------	---	--------------	---------

**Valuation Report**

Map/Lot: 001-007

Account: 35 Card: 1 of 1

Location: NE Side Peaked Mtn Pond

Neighborhood 9 Peaked Mountain Pond

Zoning/Use Shoreland - Residential  
 Topography Level  
 Utilities  
 Street Gravel

**Sale Data**  
 Sale Date 11/16/2012  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 8  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frt-DEV	500.00	100,000	50%	Access	50,000
108 X 175	\$/FF -Lake Frt-DEV	500.00	48,162	70%	Excess Frt	0
108 X 175	\$/FF -Lake Frt-DEV	400.00	40,000	50%	Access	16,857
Total Acres 1.44						66,857

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
Seasonal Camp	One Story	776 Sqft	Grade SC100	Base		49,561
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		-3,566
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-1,178
Rooms	3					
Bedrooms	2	Add Fixtures	0			
Baths	0	Half Baths	0	Plumbing		-1,423
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	None			Insulation		-589
Unfin. Living Area	NONE			Unfinished		0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1950	0	Old Type	None	Below Average	Typical	42,805				
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>				
No Electricity		None		43%	81%	100%				
<b>Outbuildings/Additions/Improvements</b>						<b>Value Rcnld</b>				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
Open Frame Porch	1950	70	SC100	524	Avq-	43%	81%	100%	182	
<b>Outbuilding Total</b>									<b>182</b>	
<b>Acpt Land</b>		66,900		<b>Accepted Bldg</b>		15,100		<b>Total</b>		82,000

Northfield  
Name: STEVENS, JACOB

**Valuation Report**

02/14/2025

Page 11

Map/Lot:

001-008

Account: 51 Card: 1 of 1

Location:

MACHIAS RIVER CAMP

Neighborhood 10 Machias River

Zoning/Use Shoreland - Residential  
Topography  
Utilities  
Street Street Surface

---

**Sale Data**  
Sale Date 04/01/2021  
Sale Price 0  
Sale Type Buildings Only  
Financing Unknown  
Verified Other Source  
Validity Other Non Valid

Reference 1 BUILDING NEEDS INSPECTION

Reference 2

Tran/Land/Bldg 3 1 8

1ST 0 2ND 0

Exemption(s) Land Schedule 1

---

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

Northfield  
Name: MORRIS, RORY

**Valuation Report**

02/14/2025

Page 12

Map/Lot:

001-009

Account: 174 Card: 1 of 1

Location:

Peaked Mtn Pond

Neighborhood 9 Peaked Mountain Pond

Zoning/Use Shoreland - Residential

Topography

Utilities

Street Street Surface

Reference 1

Reference 2

Tran/Land/Bldg 3 1 8

1ST 0 2ND 0

Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.38	Acres-Stream Frontage	15,000.00	20,700	100%		20,700
Total Acres 1.38				Land Total		20,700
<b>Acpt Land</b>		20,700	<b>Bldg Override</b>		5,000	<b>Total</b>
						25,700

Northfield  
Name: RIVARD, ROGER

**Valuation Report**

02/14/2025

Page 13

Map/Lot:

001-010

Account: 74 Card: 1 of 1

Location:

S of Smith Landing Rd

Neighborhood 10 Machias River

Zoning/Use Shoreland - Resource Protection  
Topography  
Utilities  
Street Street Surface

Reference 1 East side of Machias River

Reference 2 no access to building

Tran/Land/Bldg 3 1 8

1ST 0 2ND 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
150 X 150	\$/FF -River Frt-DEV	50.00	6,193	100%		6,193
Total Acres 0.52					Land Total	6,193
<b>Acpt Land</b>		6,200	<b>Bldg Override</b>	10,000	<b>Total</b>	16,200

Northfield

**Valuation Report**

02/14/2025

Name: BBC LAND LLC

Page 14

ATTN: KATHY DUNBAR

Map/Lot:

001-011

Account: 423 Card: 1 of 1

Location:

Neighborhood 1 Route 192

Zoning/Use None

Topography

Utilities

Street Street Surface

TG PLAN YEAR.... 2015

Reference 1 Leased Lots

Reference 2

Tran/Land/Bldg 0 0 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	>1 HS-Homesites (>1)	20,000.00	40,000	100%		40,000
Total Acres 2.00					Land Total	40,000

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

Northfield  
 Name: SEBASTIAO, MICHAEL

**Valuation Report**

02/14/2025

Page 15

Map/Lot: 001-012

Account: 127 Card: 1 of 1

Location: 0 S of Smith Landing Rd

Neighborhood 10 Machias River

Zoning/Use None  
 Topography  
 Utilities  
 Street Street Surface

Sale Data	
Sale Date	04/02/2020
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Buyer
Validity	Other Non Valid

Reference 1 E Side of Machias River  
 Reference 2 DRIVEWAY AT END OF SMITH LAND RD  
 Tran/Land/Bldg 7 1 8  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
150 X 150	\$/FF -River Frt-DEV	50.00	6,193	100%		6,193	
Total Acres 0.52				Land Total		6,193	
<b>Acpt Land</b>		6,200	<b>Bldg Override</b>		5,000	<b>Total</b>	11,200

Northfield  
Name: HURD, CRAIG

**Valuation Report**

02/14/2025

Page 16

001-013

Account: 136 Card: 1 of 1

Map/Lot:  
Location:

3/4 mi downstream

Neighborhood 10 Machias River  
Zoning/Use Shoreland - Residential  
Topography Rolling  
Utilities  
Street Street Surface

---

**Sale Data**  
Sale Date 05/01/2018  
Sale Price 0  
Sale Type Buildings Only  
Financing Unknown  
Verified Buyer  
Validity Other Non Valid

Reference 1 Dyer Point Riffles  
Reference 2 No access to building  
Tran/Land/Bldg 3 1 8  
1ST 0 2ND 0  
Exemption(s) Land Schedule 1

---

<b>Accpt Land</b>	0	<b>Bldg Override</b>	10,000	<b>Total</b>	10,000
-------------------	---	----------------------	--------	--------------	--------



Northfield  
Name: MORRIS, RORY

**Valuation Report**

02/14/2025

Page 17

Map/Lot:

001-014

Account: 166 Card: 1 of 1

Location:

N of Pkd Mtn Pond

Neighborhood 9 Peaked Mountain Pond

Zoning/Use None None  
Topography  
Utilities  
Street Street Surface

Reference 1  
Reference 2 Leased Lot  
Tran/Land/Bldg 8 1 8  
1ST 0 2ND 0  
Exemption(s) Land Schedule 0

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
Seasonal Camp	One Story	280 Sqft	Grade SC100	Base	17,031	
Exterior	Other	Masonry Trim	None	Trim	0	
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0	
					0	
Foundation	Piers	Basement	None	Basement	-1,966	
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0	
Heating	100% Floor/Wall	Cooling	0% None	Heat	-425	
Rooms	1					
Bedrooms	0	Add Fixtures	0			
Baths	0	Half Baths	0	Plumbing	-1,423	
Attic	None			Attic	0	
FirePlaces	0			Fireplace	0	
Insulation	None	SFLA	280	Insulation	-213	
Unfin. Living Area	NONE			Unfinished	0	
<b>Dwelling Condition</b>						
<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>	<b>Layout</b>	<b>Total</b>
1950	0	Old Type	None	Below Average	Typical	13,004
<b>Functional Obsolescence</b>	<b>Economic Obsolescence</b>			<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
No Electricity	None			43%	81%	100%
<b>Acpt Land</b>		0	<b>Bldg Override</b>		5,200	<b>Total</b>
						5,200

Northfield  
Name: SMITH, JARED C

**Valuation Report**

02/14/2025

Page 18

Map/Lot:

001-015

Account: 175 Card: 1 of 1

Location:

BRYANT'S RIP

---

Neighborhood 10 Machias River

Zoning/Use Shoreland - Residential  
Topography Rolling  
Utilities  
Street Street Surface

Reference 1

Reference 2 REVAL ISSUE - BLDG ONLY

Tran/Land/Bldg 8 1 8

1ST 0 2ND 0

Exemption(s) Land Schedule 1

---

**Accpt Land**

0

**Bldg Override**

65,000

**Total**

65,000

Northfield  
Name: COOK, PAUL

**Valuation Report**

02/14/2025

Page 19

Map/Lot:

001-016

Account: 208 Card: 1 of 1

Location:

Getchell Riffles

Neighborhood 10 Machias River

Zoning/Use Shoreland - Residential  
Topography Rolling  
Utilities  
Street Street Surface

---

**Sale Data**  
Sale Date 04/01/2022  
Sale Price 0  
Sale Type Buildings Only  
Financing Unknown  
Verified Other Source  
Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 1 1 8

1ST 0 2ND 0

Exemption(s) Land Schedule 1

---

**Accpt Land**

0

**Bldg Override**

9,900

**Total**

9,900

Northfield  
Name: SHEEHAN, MAURICE

**Valuation Report**

02/14/2025

Page 20

Map/Lot:

001-018

Location:

Account: 278 Card: 1 of 1

---

Neighborhood 10 Machias River

Zoning/Use Shoreland - Residential  
Topography Rolling  
Utilities  
Street Street Surface

Reference 1

Reference 2

Tran/Land/Bldg 3 1 8

1ST 0 2ND 0

Exemption(s) Land Schedule 1

---

**Accpt Land**

0

**Bldg Override**

6,000

**Total**

6,000

Neighborhood 9 Peaked Mountain Pond

Zoning/Use Shoreland - Residential  
Topography Rolling  
Utilities  
Street Gravel

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 8  
1ST 0 2ND 0  
Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
146 X 220	\$/FF -Lake Frontage	300.00	43,800	100%		43,800
Total Acres 0.74					Land Total	43,800

**Dwelling Description**

**Replacement Cost New**

Seasonal Camp	One Story	440 Sqft	Grade SC100	Base	28,102
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Open 3 Choice 1			OPEN-3-CUSTO	0
Foundation	Piers	Basement	None	Basement	-4,212
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-668
Rooms	2				
Bedrooms	0	Add Fixtures	0	Plumbing	-1,423
Baths	0	Half Baths	0	Attic	0
Attic	None			Fireplace	0
FirePlaces	0			Insulation	-334
Insulation	None			Unfinished	0
Unfin. Living Area	NONE				

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1970	0	Old Type	None	Good	Typical	21,465			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	86%	90%	100%	16,614				
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2000	120	C 100	1,725	Ava.	91%	100%	100%	1,570
<b>Outbuilding Total</b>									<b>1,570</b>

<b>Acpt Land</b>	43,800	<b>Accepted Bldg</b>	18,200	<b>Total</b>	62,000
------------------	--------	----------------------	--------	--------------	--------

**Valuation Report**

Account: 304 Card: 1 of 1

Location: West Side Peaked Mtn Pond

Neighborhood 9 Peaked Mountain Pond

Zoning/Use Shoreland - Residential  
 Topography Steep  
 Utilities Drilled WellSeptic System  
 Street Gravel

**Sale Data**  
 Sale Date 01/16/2013  
 Sale Price 35,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2 CAMP U/C  
 Tran/Land/Bldg 1 8 8  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
144 X 220	\$/FF -Lake Frt-DEV	500.00	72,000	100%		72,000
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.73			Land Total			78,000

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	720 Sqft	Grade C 110	Base	99,268
Exterior	Other	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	-8,688
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,732
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,372
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,366
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2014	0	None	None	Average	Typical	84,110			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)			
Incomplete		None		95%	65% 100%	51,938			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
One Story Frame	2015	192	C 110	5,129	Avq.	95%	65%	100%	3,167
Wood Deck	2015	515	C 110	2,765	Avq.	95%	65%	100%	1,708
Frame Shed	2014	96	D 100	1,241	Avq.	95%	100%	100%	1,179
Outbuilding Total									6,054

**Acpt Land** 78,000 **Accepted Bldg** 58,000 **Total** 136,000

Northfield  
Name: MAINE,STATE OF

**Valuation Report**

02/14/2025

Page 23

Map/Lot:

001-021

Location:

Account: 355 Card: 1 of 1

Neighborhood 1 Route 192

Zoning/Use Shoreland - Resource Protection  
Topography Rolling  
Utilities  
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

1ST 0 2ND 0

Exemption(s) 12 0 0 Land Schedule 1

---

**Acpt Land**

0 **Accepted Bldg**

0 **Total**

0

Northfield  
Name: State of Maine

**Valuation Report**

02/14/2025

Page 24

Map/Lot:

001-022

Account: 356 Card: 1 of 1

Location:

Neighborhood 10 Machias River

Zoning/Use Shoreland - Resource Protection  
Topography Level  
Utilities  
Street Street Surface

Reference 1

Reference 2

Tran/Land/Bldg 0 8 0

1ST 0 2ND 0

Exemption(s) 12 0 0 Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
358.00	Acres-Rear Land 1-50	500.00	179,000	100%		179,000
Total Acres 358.00				Land Total		179,000
<b>Acpt Land</b>		179,000	<b>Accepted Bldg</b>	0	<b>Total</b>	179,000



**Valuation Report**

Map/Lot:

002-001

Location:

Account: 409 Card: 1 of 1

Neighborhood 1 Route 192  
 Tree Growth 2004  
 Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Gravel  
 TG PLAN YEAR.... 2004

<b>Sale Data</b>	
Sale Date	03/11/2020
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1

Reference 2 Tree Growth

Tran/Land/Bldg 0 0 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
25.00	Acres-Hardwood TG	129.00	2,548	100%		2,548
76.00	Acres-Softwood TG	136.00	8,165	100%		8,165
9.00	Acres-Mixed Wood TG	165.00	1,173	100%		1,173
Total Acres 110.00					Land Total	11,886

<b>Accpt Land</b>	11,900	<b>Accepted Bldg</b>	0	<b>Total</b>	11,900
-------------------	--------	----------------------	---	--------------	--------

Northfield  
 Name: O'Neal, Diana F  
 O'Neal, Tammy J

**Valuation Report**

02/14/2025

Page 26

Account: 206 Card: 1 of 1

Map/Lot:  
 Location:

002-002  
 1556 Northfield Road

Neighborhood 1 Route 192

Zoning/Use None  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

1ST 0 2ND 0

Exemption(s) 1 2 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
50.00	Acres-Rear Land 1-50	500.00	25,000	100%		25,000
49.00	Acres-Rear Land 2 - 51+	400.00	19,600	100%		19,600
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 100.00						70,600

Dwelling Description				Replacement Cost New		
Conventional	One Story	1,980 Sqft	Grade B 100	Base		233,755
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% Hot Water BB	Cooling	0% None	Heat		694
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		1,754
Attic	None			Attic		0
FirePlaces	1			Fireplace		3,508
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Modern	Modern	Below Average	Typical	239,711
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	63%	100%	100%	151,018	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2000	666	B 100	3,913	Avq-	63%	100%	100%	2,465
Frame Shed	2000	96	E 100	757	Poor	65%	100%	100%	492
Outbuilding Total									2,957

**Acpt Land** 70,600 **Accepted Bldg** 154,000 **Total** 224,600

**Valuation Report**

Account: 267 Card: 1 of 1

Location: 1580 Northfield Road

Neighborhood 1	Route 192	<b>Sale Data</b>
Tree Growth	2009	Sale Date 04/07/2017
Zoning/Use	None	Sale Price 166,000
Topography	Rolling	Sale Type Land & Buildings
Utilities	Drilled WellSeptic System	Financing Unknown
Street	Street Surface	Verified Public Record
TG PLAN YEAR....	2009	Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg	0 3 0		
1ST	0	2ND	0
Exemption(s)	1 0 0	Land Schedule	1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
3.00	Acres-Blueberries	2,000.00	6,000	100%		6,000
2.00	Acres-Rear Land 1-50	500.00	1,000	100%		1,000
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
2.00	Acres-Softwood TG	136.00	215	100%		215
57.00	Acres-Mixed Wood TG	165.00	7,430	100%		7,430
Total Acres 65.00						Land Total 40,645

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,412 Sqft	Grade D 110	Base	123,247
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	1,611
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	1,297
Attic	1/2 Finished			Attic	8,711
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1900	1990	Typical	Typical	Above Average	Typical	134,866				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	65%	100%	100%	87,663					
<b>Outbuildings/Additions/Improvements</b>										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Frame Shed	2000	330	C 100	3,575	Avq-	84%	100%	100%	3,003	
<b>Outbuilding Total</b>									3,003	
<b>Acpt Land</b>		40,600		<b>Accepted Bldg</b>		90,700		<b>Total</b>		131,300

Neighborhood 1 Route 192

Zoning/Use None  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Street Surface

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 0 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000	
50.00	Acres-Rear Land 1-50	500.00	25,000	100%		25,000	
69.00	Acres-Rear Land 2 - 51+	400.00	27,600	100%		27,600	
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 120.00						Land Total	78,600

**Dwelling Description**

**Replacement Cost New**

Cape Cod	One & 1/2 Story	891 Sqft	Grade E 100	Base	58,630
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	564
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	66% Forced Warm	Cooling	0% None	Heat	-784
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	-461
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1900	0	Old Type	Old Type	Fair	Typical	57,949	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		26%	100%	100%	15,067

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1900	336	E 100	1,815	Fair	26%	100%	100%	472
One Story Frame	1900	476	E 100	5,780	Fair	26%	100%	100%	1,503
Outbuilding Total									1,975

<b>Acpt Land</b>	78,600	<b>Accepted Bldg</b>	17,000	<b>Total</b>	95,600
------------------	--------	----------------------	--------	--------------	--------

Northfield  
 Name: STODDARD, WAYNE A JR  
 STODDARD, KELLY

**Valuation Report**

02/14/2025

Page 29

Account: 82 Card: 1 of 1

Map/Lot: 002-005  
 Location: 1630 Northfield Road

Neighborhood 1 Route 192

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Street Surface

**Sale Data**  
 Sale Date 02/02/2016  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 1  
 1ST 0 2ND 0  
 Exemption(s) 1 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
2.60	Acres-Rear Land 1-50	500.00	1,300	100%		1,300
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.60						Land Total 27,300

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,512 Sqft	Grade C 100	Base	146,315
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	-3,478
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,156
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
2022	0	Modern	Modern	Average	Typical	144,993				
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		95%	100%	100%	137,743			
<b>Outbuildings/Additions/Improvements</b>										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value
Frame Shed	2022									Rcnld
----- S O U N D V A L U E -----										
Outbuilding Total										6,000

**Acpt Land** 27,300 **Accepted Bldg** 143,700 **Total** 171,000

Northfield  
 Name: GRANT, WILLIAM

**Valuation Report**

02/14/2025

Page 30

Map/Lot:

002-006

Account: 96 Card: 1 of 1

Location:

Neighborhood 1 Route 192

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Paved

<b>Sale Data</b>	
Sale Date	07/08/2021
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 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	10,000.00	10,000	100%		10,000
2.60	Acres-Rear Land 1-50	500.00	1,300	100%		1,300
Total Acres 3.60					Land Total	11,300

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

Northfield  
 Name: FARMER'S RED & WHITE INC

**Valuation Report**

02/14/2025  
 Page 31  
 002-007  
 off Route 192

Account: 77 Card: 1 of 1 Map/Lot:  
 Location:

Neighborhood 1 Route 192

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Right-Of-Way

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	10,000.00	10,000	100%		10,000
50.00	Acres-Rear Land 1-50	500.00	25,000	100%		25,000
42.00	Acres-Rear Land 2 - 51+	400.00	16,800	100%		16,800
Total Acres 93.00					Land Total	51,800
<b>Acpt Land</b>		51,800	<b>Accepted Bldg</b>		0	<b>Total</b>
						51,800

Northfield  
 Name: GRANT, WILLIAM

**Valuation Report**

02/14/2025

Page 32

Map/Lot:

002-008

Account: 114 Card: 1 of 1

Location:

Neighborhood 1 Route 192

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Street Surface

<b>Sale Data</b>	
Sale Date	10/01/2021
Sale Price	30,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baslot	10,000.00	10,000	100%		10,000
49.00	Acres-Rear Land 1-50	500.00	24,500	100%		24,500
Total Acres 50.00					Land Total	34,500

<b>Acpt Land</b>	34,500	<b>Accepted Bldg</b>	0	<b>Total</b>	34,500
------------------	--------	----------------------	---	--------------	--------



Northfield  
 Name: MICHAUD, THOMAS A JR

**Valuation Report**

02/14/2025

Page 33

Map/Lot:

002-009

Account: 107 Card: 1 of 1

Location:

Smith Landing Road

Neighborhood 1 Route 192

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Semi-Improved

**Sale Data**  
 Sale Date 12/27/2016  
 Sale Price 76,775  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	10,000.00	10,000	100%		10,000
24.00	Acres-Rear Land 1-50	500.00	12,000	100%		12,000
Total Acres 25.00					Land Total	22,000

**Acpt Land** 22,000 **Accepted Bldg** 0 **Total** 22,000

Northfield  
 Name: MICHAUD, THOMAS A JR

**Valuation Report**

02/14/2025

Page 34

Map/Lot:

002-009-A

Account: 105 Card: 1 of 1

Location:

Neighborhood 1 Route 192

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Paved

Sale Data	
Sale Date	07/11/2018
Sale Price	40,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2 blueberries??

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	10,000.00	10,000	100%		10,000	
49.00	Acres-Rear Land 1-50	500.00	24,500	100%		24,500	
Total Acres 50.00					Land Total	34,500	
<b>Acpt Land</b>		34,500	<b>Accepted Bldg</b>		0	<b>Total</b>	34,500

**Valuation Report**

Account: 204 Card: 1 of 1

Location: SMITH LANDING RD

Neighborhood 1 Route 192

Zoning/Use None  
Topography Level  
Utilities Drilled WellSeptic System  
Street Paved

**Sale Data**  
Sale Date 01/08/2008  
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 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
24.00	Acres-Rear Land 1-50	500.00	12,000	100%		12,000
Total Acres 25.00			Land Total			38,000

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	880 Sqft	Grade D 100	Base	69,829
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	-7,827
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,660
Rooms	1				
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,301
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-498
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1900	2009	Old Type	Old Type	Average	Typical	61,145				
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>				
None		None		50%	100% 100%	30,572				
<b>Outbuildings/Additions/Improvements</b>										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Garage	1950	450	D 100	9,747	Avq-	43%	100%	100%		4,191
Outbuilding Total									4,191	

**Acpt Land**

38,000

**Accepted Bldg**

34,800

**Total**

72,800

Northfield  
 Name: MACLAUHLAN, SCOTT

**Valuation Report**

02/14/2025

Page 36

Map/Lot:

002-011

Account: 318 Card: 1 of 1

Location:

Neighborhood 1 Route 192

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Street Surface

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	10,000.00	10,000	100%		10,000	
12.00	Acres-Rear Land 1-50	500.00	6,000	100%		6,000	
Total Acres 13.00					Land Total	16,000	
<b>Acpt Land</b>		16,000	<b>Accepted Bldg</b>		0	<b>Total</b>	16,000

Northfield  
 Name: HENNESSEY BROTHERS, LLC

**Valuation Report**

02/14/2025

Page 37

Map/Lot:

002-011-A

Account: 312 Card: 1 of 1

Location:

Neighborhood 1 Route 192

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Street Surface

<b>Sale Data</b>	
Sale Date	07/11/2014
Sale Price	20,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	10,000.00	10,000	100%		10,000	
19.00	Acres-Rear Land 1-50	500.00	9,500	100%		9,500	
Total Acres 20.00					Land Total	19,500	
<b>Acpt Land</b>		19,500	<b>Accepted Bldg</b>		0	<b>Total</b>	19,500

Northfield  
 Name: Rivard, Roger J  
 Rivard, Shirley

**Valuation Report**

02/14/2025

Page 38

Map/Lot: 002-012

Account: 310 Card: 1 of 1

Location: 93 Smith Landing Road

Neighborhood 2 Side Road - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Street Surface

**Sale Data**  
 Sale Date 08/23/2004  
 Sale Price 140,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
46.00	Acres-Rear Land 1-50	500.00	23,000	100%		23,000
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 47.00						Land Total 49,000

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	1,055 Sqft	Grade C 110	Base	152,729
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			
1955	0	Typical	Typical	Average	Typical	152,729			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		66%	100% 100%	100,801			
<b>Outbuildings/Additions/Improvements</b>						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Frame Shed	1955	168	E 100	1,074	Fair	26%	100%	100%	279
Frame Shed	1955	336	E 100	1,815	Fair	26%	100%	100%	472
Frame Garage	2013	900	C 100	23,200	Avg.	95%	100%	100%	22,040
Outbuilding Total									22,791

**Acpt Land** 49,000 **Accepted Bldg** 123,600 **Total** 172,600

Neighborhood 2 Side Road - Rural

Zoning/Use None  
Topography Rolling  
Utilities Drilled WellSeptic System  
Street Semi-Improved

**Sale Data**  
Sale Date 12/02/2015  
Sale Price 0  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 4 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
50.00	Acres-Rear Land 1-50	500.00	25,000	100%		25,000
9.00	Acres-Rear Land 2 - 51+	400.00	3,600	100%		3,600
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 60.00						54,600

Land Total

**Dwelling Description**

**Replacement Cost New**

Log Home	One Story	725 Sqft	Grade B 100	Base	85,592
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	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	
2002	0	Modern	Modern	Above Average	Typical	85,592	
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>	
No Electricity		None		93%	90%	100%	71,641

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2002	60	B 100	512	Avq+	93%	90%	100%	428
Open Frame Porch	2002	250	B 100	2,921	Avq+	93%	90%	100%	2,445
Solar Electric Panels	2002	100	B 100	4,490	Avq+	93%	90%	100%	3,758
Quonset Garaqe	2010	713	C 100	9,231	Good	95%	100%	100%	8,769
Outbuilding Total									15,400

**Acpt Land**

54,600

**Accepted Bldg**

87,000 **Total**

141,600

Neighborhood 2 Side Road - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Semi-Improved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) 1 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
23.00	Acres-Rear Land 1-50	500.00	11,500	100%		11,500
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 24.00						Land Total 37,500

**Dwelling Description**

**Replacement Cost New**

Log Home	One Story	1,560 Sqft	Grade C 120	Base	181,152
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,450
Insulation	Minimal			Insulation	-1,292
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	Typical	Modern	Average	Typical	183,310
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	79%	100%	100%	144,815	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Barn	1980	864	C 100	12,158	Avq-	68%	100%	100%	8,267
Res. Greenhouse	1990	294	E 50	2,186	Avq-	76%	100%	100%	1,661
Wood Deck	1978	208	C 120	1,320	Avq.	79%	100%	100%	1,043
Wood Deck	2007	100	C 120	724	Avq.	79%	100%	100%	572
Frame Shed	1980	112	C 100	1,655	Avq.	79%	100%	100%	1,307
Outbuilding Total									12,850

<b>Acpt Land</b>	37,500	<b>Accepted Bldg</b>	157,700	<b>Total</b>	195,200
------------------	--------	----------------------	---------	--------------	---------



Northfield  
 Name: FIELD, THOMAS R; MASCAVAGE, LORRIE E  
 HAMILTON, SUZANNE L

**Valuation Report**

02/14/2025

Page 41

Account: 85 Card: 1 of 1

Map/Lot: 002-013-A  
 Location: 1784 Northfield Road

Neighborhood 1 Route 192

Zoning/Use None  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Street Surface

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
7.00	Acres-Rear Land 1-50	500.00	3,500	100%		3,500
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 8.00			Land Total			29,500

Dwelling Description				Replacement Cost New		
Conventional	One Story	1,596 Sqft	Grade D 100	Base		120,613
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Slab	Basement	None	Basement		-11,144
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		1,768
Attic	None			Attic		0
FirePlaces	1			Fireplace		2,358
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1989	0	Modern	Modern	Above Average	Typical		113,595
Functional Obsolescence	Economic Obsolescence			Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None			88%	100%	100%	99,964

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1990	168	D 100	2,331	Avq+	88%	100%	100%	2,051
Frame Garaqe	1990	957	C 100	24,633	Avq+	89%	100%	100%	21,923
Outbuilding Total									23,974

<b>Acpt Land</b>	29,500	<b>Accepted Bldg</b>	123,900	<b>Total</b>	153,400
------------------	--------	----------------------	---------	--------------	---------

Northfield  
 Name: BERRY, STEPHEN

**Valuation Report**

02/14/2025

Page 42

Map/Lot:

002-014

Account: 17 Card: 1 of 1

Location:

Neighborhood 1 Route 192

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Paved

**Sale Data**  
 Sale Date 07/22/2013  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	10,000.00	10,000	100%		10,000	
16.20	Acres-Rear Land 1-50	500.00	8,100	100%		8,100	
2.00	Acres-Wasteland	50.00	100	100%		100	
Total Acres 19.20					Land Total	18,200	
<b>Acpt Land</b>		18,200	<b>Accepted Bldg</b>		0	<b>Total</b>	18,200

Neighborhood 1 Route 192

Zoning/Use None  
Topography Rolling  
Utilities Septic SystemDrilled Well  
Street Paved

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	20,000.00	28,284	100%		28,284
3.00	Acres-Rear Land 1-50	500.00	1,500	100%		1,500
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.00						35,784

Land Total

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	744 Sqft	Grade D 100	Base	80,290
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	-1,952
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	-631
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Old Type	Old Type	Fair	Typical	77,707
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		26%	100% 100%	20,204

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1900	350	D 100	6,970	Fair	26%	100%	100%	1,812
Barn	1950	960	D 100	10,920	Fair	26%	100%	100%	2,839
Outbuilding Total									4,651

**Acpt Land**

35,800

**Accepted Bldg**

24,900 **Total**

60,700

Northfield  
 Name: RICE INC, VW

**Valuation Report**

02/14/2025

Page 44

Map/Lot:

002-015

Account: 230 Card: 2 of 2

Location:

1794 Northfield Road

Neighborhood 1 Route 192

Zoning/Use None  
 Topography Rolling  
 Utilities Septic SystemDrilled Well  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

<b>Dwelling Description</b>				<b>Replacement Cost New</b>	
Conventional	One & 1/2 Story	552 Sqft	Grade C 100	Base	72,646
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	-2,181
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	828	Insulation	-571
Unfin. Living Area	NONE			Unfinished	0

<b>Dwelling Condition</b>							<b>Total</b>
<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>	<b>Layout</b>		
1940	0	Old Type	Old Type	Below Average	Typical		69,894
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		40%	100%	100%	27,958
<b>Acpt Land</b>		0	<b>Accepted Bldg</b>		28,000	<b>Total</b>	28,000

Northfield  
Name: RICE INC, VW

**Valuation Report**

02/14/2025

Page 45

Map/Lot:

002-015

Account: 230

Location:

1794 Northfield Road

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	35,800	24,900	60,700	35,800	24,900	60,700
2	0	28,000	28,000	0	28,000	28,000
<b>TOTAL</b>	35,800	52,900	88,700	35,800	52,900	88,700

Northfield  
 Name: ROBERTS, NANCY  
 MCLAIN, HEIRS OF LEWIS

**Valuation Report**

02/14/2025

Page 46

Map/Lot:

002-016

Account: 104 Card: 1 of 1

Location:

Neighborhood 1 Route 192

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Paved

<b>Sale Data</b>	
Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	10,000.00	10,000	100%		10,000	
14.00	Acres-Rear Land 1-50	500.00	7,000	100%		7,000	
Total Acres 15.00					Land Total	17,000	
<b>Acpt Land</b>		17,000	<b>Accepted Bldg</b>		0	<b>Total</b>	17,000

Northfield  
 Name: GUPTILL, ERIC L

**Valuation Report**

02/14/2025  
 Page 47  
 002-017+018

Map/Lot:  
 Location:

Account: 1 Card: 1 of 1

Neighborhood 1 Route 192  
 Tree Growth 2004  
 Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Paved  
 TG PLAN YEAR.... 2015

Reference 1  
 Reference 2 Tree Growth - combined 17 & 18  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
43.00	Acres-Hardwood TG	129.00	4,382	100%		4,382	
24.00	Acres-Softwood TG	136.00	2,579	100%		2,579	
184.00	Acres-Mixed Wood TG	165.00	23,984	100%		23,984	
1.00	Acres-Woods Road	1,500.00	1,500	100%		1,500	
31.00	Acres-Wasteland	50.00	1,550	100%		1,550	
Total Acres 283.00					Land Total	33,995	
<b>Acpt Land</b>		34,000	<b>Accepted Bldg</b>		0	<b>Total</b>	34,000

Northfield  
 Name: Holcombe, Spencer Keith

**Valuation Report**

02/14/2025

Page 48

Map/Lot:

002-019

Account: 135 Card: 1 of 1

Location:

1681 Northfield Road

Neighborhood 1 Route 192

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	10,000.00	10,000	100%		10,000
14.00	Acres-Rear Land 1-50	500.00	7,000	100%		7,000
Total Acres 15.00						Land Total
						17,000

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
Overnight Cabin	0			----	SOUND	VALUE	----	2,000
Outbuilding Total								2,000
<b>Acpt Land</b>		17,000	<b>Accepted Bldg</b>			2,000	<b>Total</b>	19,000



Northfield  
 Name: Spencer, William  
 Spencer, Olivia

**Valuation Report**

02/14/2025

Page 49

Map/Lot:

002-020

Account: 257 Card: 1 of 1

Location:

1675 Northfield Rd

Neighborhood 1 Route 192

Zoning/Use None  
 Topography  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) 1 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
11.50	Acres-Rear Land 1-50	500.00	5,750	100%		5,750
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 12.50						Land Total 31,750

**Dwelling Description**

**Replacement Cost New**

Cape Cod	One & 1/2 Story	832 Sqft	Grade B 100	Base	127,224
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,754
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	1985	Modern	Modern	Above Average	Typical	128,978			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	65%	100%	100%	83,836				
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1986	64	B 100	535	Avq+	65%	100%	100%	348
Frame Garage	1986	672	C 100	17,468	Avq-	73%	100%	100%	12,752
Frame Shed	200			----- S O U N D V A L U E -----					100
Frame Garage	2010	360	C 100	9,626	Avq-	90%	100%	100%	8,663
Outbuilding Total									21,863
<b>Acpt Land</b>		31,800	<b>Accepted Bldg</b>		105,700	<b>Total</b>		137,500	

Northfield  
 Name: SOHRE, BRENDON E

**Valuation Report**

02/14/2025  
 Page 50  
 002-021-001

Account: 361 Card: 1 of 1  
 Map/Lot: Location:

Neighborhood 8	Scott Brook			<b>Sale Data</b>
Zoning/Use	None			Sale Date 08/27/2017
Topography	Rolling			Sale Price 15,000
Utilities				Sale Type Land Only
Street	Semi-Improved			Financing Unknown
				Verified Public Record
				Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	10,000.00	10,000	100%		10,000
8.80	Acres-Rear Land 1-50	500.00	4,400	100%		4,400
Total Acres 9.80					Land Total	14,400
<b>Acpt Land</b>		14,400	<b>Accepted Bldg</b>		0	<b>Total</b>
						14,400

**Valuation Report**

Account: 366 Card: 1 of 1  
 Map/Lot: Location:

Neighborhood 8	Scott Brook	<b>Sale Data</b>
Zoning/Use	None	Sale Date 07/29/2013
Topography	Rolling	Sale Price 23,000
Utilities		Sale Type Land Only
Street	Semi-Improved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	10,000.00	10,000	100%		10,000
9.20	Acres-Rear Land 1-50	500.00	4,600	100%		4,600
Total Acres 10.20			Land Total			14,600

<b>Outbuildings/Additions/Improvements</b>							Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func Econ	Rcnld	
Camper Trailer	0							2,000	
----- S O U N D V A L U E -----									
Outbuilding Total								2,000	
<b>Acpt Land</b>		14,600		<b>Accepted Bldg</b>		2,000		<b>Total</b>	16,600

Northfield  
 Name: SOHRE, THOMAS  
 COTE, PATRICIA

**Valuation Report**

02/14/2025  
 Page 52  
 002-021-003

Account: 380 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 8 Scott Brook

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Semi-Improved

<b>Sale Data</b>	
Sale Date	02/06/2018
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baslot	10,000.00	10,000	100%		10,000
21.80	Acres-Rear Land 1-50	500.00	10,900	100%		10,900
Total Acres 22.80				Land Total		20,900
<b>Acpt Land</b>		20,900	<b>Accepted Bldg</b>		0	<b>Total</b>
						20,900

Northfield  
 Name: POINTER, SCOTT

**Valuation Report**

02/14/2025  
 Page 53  
 002-021-004

Account: 445 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 8 Scott Brook  
 Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Semi-Improved

**Sale Data**  
 Sale Date 11/03/2021  
 Sale Price 21,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	10,000.00	10,000	100%		10,000	
17.30	Acres-Rear Land 1-50	500.00	8,650	100%		8,650	
Total Acres 18.30					Land Total	18,650	
<b>Acpt Land</b>		18,700	<b>Accepted Bldg</b>		0	<b>Total</b>	18,700

**Valuation Report**

Account: 446 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 8	Scott Brook	<b>Sale Data</b>
Zoning/Use	None	Sale Date 05/26/2023
Topography	Rolling	Sale Price 28,000
Utilities		Sale Type Land Only
Street	Semi-Improved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Basemat	10,000.00	10,000	100%		10,000
18.60	Acres-Rear Land 1-50	500.00	9,300	100%		9,300
Total Acres 19.60					Land Total	19,300

<b>Acpt Land</b>	19,300	<b>Accepted Bldg</b>	0	<b>Total</b>	19,300
------------------	--------	----------------------	---	--------------	--------

Northfield  
 Name: CILLEY, DENISE  
 CILLEY, JASON

**Valuation Report**

02/14/2025  
 Page 55  
 002-021-006

Account: 448 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 8 Scott Brook

<b>Sale Data</b>	
Sale Date	10/15/2019
Sale Price	37,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Semi-Improved

Reference 1  
 Reference 2 CAMP  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	20,000.00	20,000	70%	Access	14,000	
26.50	Acres-Rear Land 1-50	500.00	13,250	100%		13,250	
Total Acres 27.50						Land Total	27,250

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	2019	192	SC100	3,077	Avg.	95%	100%	100%	2,923
Outhouse	2019								500
----- S O U N D V A L U E -----									
<b>Outbuilding Total</b>									<b>3,423</b>

<b>Acpt Land</b>	27,300	<b>Accepted Bldg</b>	3,400	<b>Total</b>	30,700
------------------	--------	----------------------	-------	--------------	--------

Northfield  
 Name: COTE, CHRISTOPHER MICHAEL

**Valuation Report**

02/14/2025  
 Page 56  
 002-021-007

Account: 447 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 8 Scott Brook  
 Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Semi-Improved

**Sale Data**  
 Sale Date 06/01/2021  
 Sale Price 21,500  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	10,000.00	10,000	100%		10,000	
19.50	Acres-Rear Land 1-50	500.00	9,750	100%		9,750	
Total Acres 20.50					Land Total	19,750	
<b>Acpt Land</b>		19,800	<b>Accepted Bldg</b>		0	<b>Total</b>	19,800



Northfield  
 Name: Gendron, George  
 Good, Mary Jane

**Valuation Report**

02/14/2025  
 Page 57  
 002-021-008

Account: 449 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 8 Scott Brook

Zoning/Use Shoreland - Resource Protection  
 Topography Rolling  
 Utilities  
 Street Semi-Improved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	10,000.00	10,000	100%		10,000	
33.50	Acres-Rear Land 1-50	500.00	16,750	100%		16,750	
Total Acres 34.50					Land Total	26,750	
<b>Acpt Land</b>		26,800	<b>Accepted Bldg</b>		0	<b>Total</b>	26,800

Northfield  
 Name: Gendron, George  
 Good, Mary Jane

**Valuation Report**

02/14/2025  
 Page 58  
 002-021-009

Account: 450 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 8 Scott Brook

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Semi-Improved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	10,000.00	10,000	100%		10,000
20.80	Acres-Rear Land 1-50	500.00	10,400	100%		10,400
Total Acres 21.80					Land Total	20,400
<b>Acpt Land</b>		20,400	<b>Accepted Bldg</b>		0	<b>Total</b>
						20,400

Northfield  
 Name: Gendron, George  
 Good, Mary Jane

**Valuation Report**

02/14/2025  
 Page 59  
 002-021-010

Account: 451 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 8 Scott Brook

Zoning/Use Shoreland - Resource Protection  
 Topography Rolling  
 Utilities  
 Street Semi-Improved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	10,000.00	10,000	100%		10,000
35.10	Acres-Rear Land 1-50	500.00	17,550	100%		17,550
Total Acres 36.10				Land Total		27,550
<b>Acpt Land</b>		27,600	<b>Accepted Bldg</b>		0	<b>Total</b>
						27,600

Northfield  
 Name: Gendron, George  
 Good, Mary Jane

**Valuation Report**

02/14/2025

Page 60

Account: 238 Card: 1 of 1

Map/Lot: 002-021-010-001  
 Location:

Neighborhood 8 Scott Brook

Zoning/Use Shoreland - Resource Protection  
 Topography Rolling  
 Utilities  
 Street Right-Of-Way

<b>Sale Data</b>	
Sale Date	12/29/2011
Sale Price	18,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	10,000.00	10,000	100%		10,000	
50.00	Acres-Rear Land 1-50	500.00	25,000	100%		25,000	
56.00	Acres-Rear Land 2 - 51+	400.00	22,400	100%		22,400	
Total Acres 107.00					Land Total	57,400	
<b>Acpt Land</b>		57,400	<b>Accepted Bldg</b>		0	<b>Total</b>	57,400

Northfield  
 Name: Gendron, George  
 Good, Mary Jane

**Valuation Report**

02/14/2025  
 Page 61  
 002-021-011

Account: 452 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 8 Scott Brook

Zoning/Use Shoreland - Resource Protection  
 Topography Rolling  
 Utilities  
 Street Semi-Improved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	10,000.00	10,000	100%		10,000
20.60	Acres-Rear Land 1-50	500.00	10,300	100%		10,300
Total Acres 21.60					Land Total	20,300
<b>Acpt Land</b>		20,300	<b>Accepted Bldg</b>		0	<b>Total</b>
						20,300

Neighborhood 1 Route 192

Zoning/Use None  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) 1 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
50.00	Acres-Rear Land 1-50	500.00	25,000	100%		25,000
19.00	Acres-Rear Land 2 - 51+	400.00	7,600	100%		7,600
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 70.00						58,600

Land Total

**Dwelling Description**

**Replacement Cost New**

Cape Cod	One & 1/2 Story	720 Sqft	Grade D 100	Base	77,700
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	747
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	66% Forced Warm	Cooling	0% None	Heat	-1,039
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	-611
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Old Type	Old Type	Fair	Typical	76,797
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None		None		Phys. % 26%	Func. % 100%	19,967

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1900	420	D 100	8,364	Fair	26%	100%	100%	2,175
Frame Shed	2012	416	D 100	3,554	Ava.	95%	100%	100%	3,376
<b>Outbuilding Total</b>									<b>5,551</b>

<b>Acpt Land</b>	58,600	<b>Accepted Bldg</b>	25,500	<b>Total</b>	84,100
------------------	--------	----------------------	--------	--------------	--------

Northfield

**Valuation Report**

02/14/2025

Name: THOMPSON JR, JOHN

Page 63

THOMPSON, COREY JOHN BROOKS

Map/Lot:

002-023

Account: 262 Card: 1 of 1

Location:

Neighborhood 1 Route 192

Zoning/Use None  
Topography Rolling  
Utilities  
Street Paved

Reference 1 CONVERTING TO BB LAND - SLOWLY

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	10,000.00	10,000	100%		10,000
50.00	Acres-Rear Land 1-50	500.00	25,000	100%		25,000
79.00	Acres-Rear Land 2 - 51+	400.00	31,600	100%		31,600
Total Acres 130.00					Land Total	66,600

<b>Acpt Land</b>	66,600	<b>Accepted Bldg</b>	0	<b>Total</b>	66,600
------------------	--------	----------------------	---	--------------	--------

Name: Thompson, John Jr

THOMPSON, COREY JOHN BROOKS

Map/Lot:

002-023-A

Account: 261 Card: 1 of 1

Location: 1531 Northfield Road

Neighborhood 1 Route 192

Zoning/Use None
Topography Rolling
Utilities Drilled WellDug Well
Street Paved

Sale Data
Sale Date 04/24/2019
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 7 1 0

1ST 0 2ND 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Homesite (Fract), Acres-Rear Land 1-50, Acres-Rear Land 2 - 51+, Acres-Rear Land 3 - 151+, Site -Lot Improvements, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Dwelling Description, Dwelling Description, Dwelling Description, Replacement Cost New, Replacement Cost New. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 1936, Renovated 0, Kitchens Old Type, Baths Old Type, Condition Fair, Layout Typical, Total 90,511.

Table with 10 columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Functional Obsolescence None, Economic Obsolescence None, Phys. % 26%, Func. % 100%, Econ. % 100%, Value(Rcnld) 23,533.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Frame Garage, Frame Shed, and Outbuilding Total.

Acpt Land 106,700 Accepted Bldg 26,800 Total 133,500



Northfield  
 Name: Buzzell, Truman  
 Buzzell, Sandra

**Valuation Report**

02/14/2025  
 Page 65  
 003-001

Account: 33 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 2 Side Road - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Right-Of-Way

Reference 1  
 Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	10,000.00	10,000	100%		10,000
50.00	Acres-Rear Land 1-50	500.00	25,000	100%		25,000
100.00	Acres-Rear Land 2 - 51+	400.00	40,000	100%		40,000
99.00	Acres-Rear Land 3 - 151+	320.00	31,680	100%		31,680
Total Acres 250.00					Land Total	106,680

<b>Acpt Land</b>	106,700	<b>Accepted Bldg</b>	0	<b>Total</b>	106,700
------------------	---------	----------------------	---	--------------	---------

Northfield  
 Name: WAKEFIELD, STEPHANIE  
 SEEGER, REGINALD

**Valuation Report**

02/14/2025

Page 66

Account: 394 Card: 1 of 1

Map/Lot: 003-001-A  
 Location: 1823 NORTHFIELD RD

Neighborhood 1 Route 192

Zoning/Use None  
 Topography Rolling  
 Utilities Septic System  
 Street Paved

**Sale Data**  
 Sale Date 03/31/2005  
 Sale Price 12,000  
 Sale Type Land Only  
 Financing  
 Verified Buyer  
 Validity Arms Length Sale

Reference 1 BOND FOR DEED?

Reference 2

Tran/Land/Bldg 7 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	70%	Unimproved	14,000
1.81	Acres-Rear Land 1-50	500.00	905	100%		905
1.00	Site -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 2.81			Land Total			17,905

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	624 Sqft	Grade E 100	Base	30,192
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	-3,852
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-718
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,078
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2020	0	Obsolete	Obsolete	Below Average	Typical	24,544			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		90%	90%	100%			
<b>Value(Rcnld)</b>						19,881			
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Frame Shed	2021	48	C 100	1,091	Avq.	95%	100%	100%	1,036
<b>Outbuilding Total</b>						<b>1,036</b>			

**Acpt Land** 17,900 **Accepted Bldg** 20,900 **Total** 38,800

Northfield  
 Name: QUICK, ROBERT JOSEPH JR  
 QUICK, MARTHA ANN

**Valuation Report**

02/14/2025

Page 67

Account: 315 Card: 1 of 1

Map/Lot:  
 Location:

003-001-B

Neighborhood 1 Route 192

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Paved

<b>Sale Data</b>	
Sale Date	10/13/2023
Sale Price	36,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2 CAMP PERMIT 2014

Tran/Land/Bldg 8 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000	
1.81	Acres-Rear Land 1-50	500.00	905	100%		905	
Total Acres 2.81					Land Total	20,905	
<b>Acpt Land</b>		20,900	<b>Accepted Bldg</b>		0	<b>Total</b>	20,900

Northfield  
 Name: Northfield, Town of  
 Former Roberts Property

**Valuation Report**

02/14/2025

Page 68

Account: 235 Card: 1 of 1

Map/Lot:  
 Location:

003-002

Neighborhood 1 Route 192

Zoning/Use None  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1

Reference 2 C1307-D624

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) 13 0 0 Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000	
29.00	Acres-Rear Land 1-50	500.00	14,500	100%		14,500	
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 30.00					Land Total	40,500	
<b>Accpt Land</b>		40,500	<b>Accepted Bldg</b>		0	<b>Total</b>	40,500

Northfield  
 Name: Cercone, Durand  
 Cercone, Kim

**Valuation Report**

02/14/2025

Page 69

Account: 41 Card: 1 of 1

Map/Lot: 003-004  
 Location: 1931 Northfield Road

Neighborhood 1 Route 192

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
50.00	Acres-Rear Land 1-50	500.00	25,000	100%		25,000
5.00	Acres-Rear Land 2 - 51+	400.00	2,000	100%		2,000
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 56.00						53,000

Land Total

**Dwelling Description**

**Replacement Cost New**

Log Home	One & 1/2 Story	1,232 Sqft	Grade B 100	Base	188,389
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-5,185
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	Modern	Modern	Above Average	Typical	183,204
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None		None		95%	100%	174,044

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	Percent Good			Value Rcnld		
				RCN	Cond	Phy		Func	Econ
Open Frame Porch	2010	352	B 100	4,028	Avg+	95%	100%	100%	3,827
Frame Shed	2012	192	B 100	2,878	Avg.	95%	100%	100%	2,734
						<b>Outbuilding Total</b>	<b>6,561</b>		

**Acpt Land** 53,000 **Accepted Bldg** 180,600 **Total** 233,600

**Valuation Report**

Map/Lot:

003-004-A

Account: 415 Card: 1 of 1

Location:

490 EASTERN RIDGE RD

Neighborhood 2 Side Road - Rural  
Tree Growth 2004  
Zoning/Use None  
Topography Rolling  
Utilities Drilled WellSeptic System  
Street Gravel  
TG PLAN YEAR.... 2013

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000	
32.00	Acres-Mixed Wood TG	165.00	4,171	100%		4,171	
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000	
1.00	Acres-Rear Land 1-50	500.00	500	100%		500	
Total Acres 34.00						Land Total	30,671

**Dwelling Description**

**Replacement Cost New**

Log Home	One Story	640 Sqft	Grade C 100	Base	61,932
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	-7,378
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,208
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	4,324
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-442
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	2007	Modern	Modern	Good	Typical	56,228
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	83%	100%	100%	46,669	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Overnight Cabin	1960			----	SOUND	VALUE	----			3,000
Overnight Cabin	1960			----	SOUND	VALUE	----			500
Overnight Cabin	1960			----	SOUND	VALUE	----			500
Overnight Cabin	1960			----	SOUND	VALUE	----			500
One Story Frame	2013	576	C 100	13,990	Good	83%	100%	100%		11,612
Outbuilding Total										16,112

**Acpt Land**

30,700

**Accepted Bldg**

62,800 **Total**

93,500

Northfield  
 Name: KAPTUR, THOMAS

**Valuation Report**

02/14/2025

Page 71

Map/Lot:

003-005

Account: 156 Card: 1 of 1

Location:

Neighborhood 2 Side Road - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	10,000.00	10.000	100%		10.000
32.00	Acres-Rear Land 1-50	500.00	16.000	100%		16.000
Total Acres 33.00					Land Total	26,000

**Acpt Land** 26,000 **Accepted Bldg** 0 **Total** 26,000

Northfield  
 Name: STRECKER, GARY

**Valuation Report**

02/14/2025

Page 72

GARY STRECKER LIVING TRUST AGREEMENT

Map/Lot:

003-006

Account: 194 Card: 1 of 1

Location:

Neighborhood 2 Side Road - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Gravel

<b>Sale Data</b>	
Sale Date	07/17/2007
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	10,000.00	10,000	100%		10,000	
35.00	Acres-Rear Land 1-50	500.00	17,500	100%		17,500	
Total Acres 36.00					Land Total	27,500	
<b>Acpt Land</b>		27,500	<b>Accepted Bldg</b>		0	<b>Total</b>	27,500



Northfield

**Valuation Report**

02/14/2025

Name: BASSETT, PAMELA R

Page 73

PAMELA RUTH BASSETT TRUST

Map/Lot:

003-007

Account: 69 Card: 1 of 1

Location:

Neighborhood 2 Side Road - Rural  
 Tree Growth 1979  
 Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Gravel  
 TG PLAN YEAR.... 2009

Sale Data	
Sale Date	11/02/2023
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 TREE GROWTH  
 Reference 2 TG UPDATE  
 Tran/Land/Bldg 8 3 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
14.00	Acres-Softwood TG	136.00	1,504	100%		1,504	
Total Acres 14.00				Land Total		1,504	
<b>Acpt Land</b>		1,500	<b>Accepted Bldg</b>		0	<b>Total</b>	
						1,500	

Northfield  
 Name: Beaudoin, Janet M  
 Scott, Daniel W

**Valuation Report**

02/14/2025  
 Page 74  
 003-009

Account: 187 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 2 Side Road - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Right-Of-Way

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	10,000.00	10,000	100%		10,000
9.00	Acres-Rear Land 1-50	500.00	4,500	100%		4,500
Total Acres 10.00					Land Total	14,500
<b>Acpt Land</b>		14,500	<b>Accepted Bldg</b>		0	<b>Total</b>
						14,500

Northfield  
 Name: HANSCOM, DONALD L

**Valuation Report**

02/14/2025

Page 75

Map/Lot:

003-010

Account: 117 Card: 1 of 1

Location:

Neighborhood 2 Side Road - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	10,000.00	10,000	100%		10,000	
50.00	Acres-Rear Land 1-50	500.00	25,000	100%		25,000	
8.00	Acres-Rear Land 2 - 51+	400.00	3,200	100%		3,200	
3.00	Acres-Gravel Pit	5,000.00	15,000	100%		15,000	
Total Acres 62.00					Land Total	53,200	
<b>Acpt Land</b>		53,200	<b>Accepted Bldg</b>		0	<b>Total</b>	53,200

Northfield  
 Name: FARMER'S RED & WHITE INC

**Valuation Report**

02/14/2025

Page 76

Map/Lot:

003-011

Account: 76 Card: 1 of 1

Location:

Neighborhood 2 Side Road - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Gravel Pit	5,000.00	10,000	100%		10,000
50.00	Acres-Blueberries	2,000.00	100,000	100%		100,000
5.00	Acres-Rear Land 1-50	500.00	2,500	100%		2,500
Total Acres 57.00					Land Total	112,500
<b>Acpt Land</b>		112,500	<b>Accepted Bldg</b>		0	<b>Total</b>
						112,500

Northfield  
 Name: Northfield, Town of  
 Town Dump (Former)

**Valuation Report**

02/14/2025  
 Page 77  
 003-012

Account: 203 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 2 Side Road - Rural

Zoning/Use None  
 Topography Level  
 Utilities  
 Street Gravel

Reference 1  
 Reference 2 Town Dump  
 Tran/Land/Bldg 3 9 0  
 1ST 0 2ND 0  
 Exemption(s) 13 0 0 Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	10,000.00	10,000	10%	View/Envir	1,000	
Total Acres 1.00				Land Total		1,000	
<b>Acpt Land</b>		1,000	<b>Accepted Bldg</b>		0	<b>Total</b>	
						1,000	

Northfield  
 Name: HANSCOM, DONALD E

**Valuation Report**

02/14/2025

Page 78

Map/Lot:

003-014

Account: 79 Card: 1 of 1

Location:

Neighborhood 2 Side Road - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Gravel

Sale Data	
Sale Date	04/01/2018
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Other Source
Validity	Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	10,000.00	10,000	100%		10,000
50.00	Acres-Rear Land 1-50	500.00	25,000	100%		25,000
14.00	Acres-Rear Land 2 - 51+	400.00	5,600	100%		5,600
Total Acres 65.00					Land Total	40,600

<b>Acpt Land</b>	40,600	<b>Accepted Bldg</b>	0	<b>Total</b>	40,600
------------------	--------	----------------------	---	--------------	--------

Northfield  
Name: Sharp, Ann H

**Valuation Report**

02/14/2025

Page 79

Map/Lot:

003-015

Account: 138 Card: 1 of 1

Location:

Neighborhood 2 Side Road - Rural

Zoning/Use None  
Topography Rolling  
Utilities  
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.50	Acres-Blueberries	2,000.00	21,000	100%		21,000
Total Acres 10.50				Land Total		21,000
<b>Accpt Land</b>		21,000	<b>Accepted Bldg</b>	0	<b>Total</b>	21,000

Northfield  
 Name: LAND OF LAND INC

**Valuation Report**

02/14/2025

Page 80

Map/Lot:

003-016

Account: 314 Card: 1 of 1

Location:

Neighborhood 2 Side Road - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Right-Of-Way

<b>Sale Data</b>	
Sale Date	03/11/2024
Sale Price	9,700
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	10,000.00	10,000	100%		10,000
29.00	Acres-Blueberries	2,000.00	58,000	100%		58,000
Total Acres 30.00					Land Total	68,000

<b>Acpt Land</b>	68,000	<b>Accepted Bldg</b>	0	<b>Total</b>	68,000
------------------	--------	----------------------	---	--------------	--------



Northfield  
 Name: SPRAGUE, TERRY

**Valuation Report**

02/14/2025

Page 81

Map/Lot:

003-017

Account: 258 Card: 1 of 1

Location:

Neighborhood 2 Side Road - Rural  
 Tree Growth 1997  
 Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Gravel  
 TG PLAN YEAR.... 2007

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 3 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	10,000.00	10,000	100%		10,000	
13.00	Acres-Rear Land 1-50	500.00	6,500	100%		6,500	
72.00	Acres-Mixed Wood TG	165.00	9,385	100%		9,385	
14.00	Acres-Blueberries	2,000.00	28,000	100%		28,000	
3.30	Acres-Rear Land 1-50	500.00	1,650	100%		1,650	
Total Acres 103.30					Land Total	55,535	
<b>Acpt Land</b>		55,500	<b>Accepted Bldg</b>		0	<b>Total</b>	55,500

Northfield  
 Name: MCDONALD, MICHAEL J  
 MCDONALD, JILL E

**Valuation Report**

02/14/2025

Page 82

Account: 454 Card: 1 of 1

Map/Lot: 003-018  
 Location: 231 EASTERN RIDGE RD

Neighborhood 2 Side Road - Rural  
 Tree Growth 1996  
 Zoning/Use None  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Gravel  
 TG PLAN YEAR.... 2016

Reference 1 TREE GROWTH UPDATE  
 Reference 2 ADD MBHM CHECK ADDRESS COMMENTS  
 Tran/Land/Bldg 8 3 9  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000	
0.00	Acres-Woods Road	500.00	6,500	100%		0	
88.00	Acres-Mixed Wood TG	165.00	11,471	100%		11,471	
4.00	Acres-Rear Land 1-50	500.00	2,000	100%		2,000	
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 93.00			Land Total		39,471		

Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	2022	14X76	B 100	27,802	Avg.	95%	100%	100%	26,412
						Outbuilding Total			26,412
<b>Acpt Land</b>		39,500	<b>Accepted Bldg</b>		26,400	<b>Total</b>		65,900	

Northfield  
 Name: MCDONALD, LUCAS

**Valuation Report**

02/14/2025

Page 83

Map/Lot:

003-018

Account: 495 Card: 1 of 1

Location:

231 EASTERN RIDGE RD

Neighborhood 2 Side Road - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Gravel

Reference 1  
 Reference 2 ADD MBHM CHECK ADDRESS COMMENTS  
 Tran/Land/Bldg 8 1 9  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Outbuildings/Additions/Improvements</b>						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14Mobile Home	2022	14X76	B 100	27.802	Avg.	95%	100%	100%	26.412	
<b>Outbuilding Total</b>									<b>26.412</b>	
<b>Acpt Land</b>			0	<b>Accepted Bldg</b>			26,400	<b>Total</b>		26,400

Northfield  
 Name: FARMER'S RED & WHITE INC

**Valuation Report**

02/14/2025

Page 84

Map/Lot:

003-019

Account: 78 Card: 1 of 1

Location:

Neighborhood 2 Side Road - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	10,000.00	10,000	100%		10,000
6.30	Acres-Rear Land 1-50	500.00	3,150	100%		3,150
Total Acres 7.30					Land Total	13,150
<b>Acpt Land</b>		13,200	<b>Accepted Bldg</b>		0	<b>Total</b>
						13,200

Northfield  
 Name: HANSCOM, DONALD L

**Valuation Report**

02/14/2025

Page 85

Map/Lot:

003-020

Account: 27 Card: 1 of 1

Location:

Neighborhood 2 Side Road - Rural

Sale Data	
Sale Date	05/09/2007
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	10,000.00	10,000	100%		10,000
31.00	Acres-Rear Land 1-50	500.00	15,500	100%		15,500
Total Acres 32.00					Land Total	25,500

<b>Acpt Land</b>	25,500	<b>Accepted Bldg</b>	0	<b>Total</b>	25,500
------------------	--------	----------------------	---	--------------	--------

Northfield  
 Name: HANSCOM, DONALD L

**Valuation Report**

02/14/2025

Page 86

Map/Lot:

003-021

Account: 25 Card: 1 of 1

Location:

Neighborhood 2 Side Road - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Gravel

<b>Sale Data</b>	
Sale Date	05/09/2007
Sale Price	50,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	10,000.00	10,000	100%		10,000	
7.00	Acres-Rear Land 1-50	500.00	3,500	100%		3,500	
2.00	Acres-Gravel Pit	5,000.00	10,000	100%		10,000	
Total Acres 10.00					Land Total	23,500	
<b>Acpt Land</b>		23,500	<b>Accepted Bldg</b>		0	<b>Total</b>	23,500

Northfield  
 Name: GETCHELL, JAMES W & DUSTIN J  
 GETCHELL, AMY S & BRIAN J

**Valuation Report**

02/14/2025

Page 87

Account: 349 Card: 1 of 1

Map/Lot: 003-021-B  
 Location: 22 BLACK BEAR LN

Neighborhood 2 Side Road - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Gravel

**Sale Data**  
 Sale Date 01/13/2017  
 Sale Price 60,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2

Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 1 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
2.00	Acres-Rear Land 1-50	500.00	1,000	100%		1,000
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.00			Land Total			27,000

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	512 Sqft	Grade C 120	Base	77,008
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	-2,120
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			
2007	0	Modern	Modern	Average	Typical	74,888			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		95%	100% 100%	71,144			
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2017	100	C 120	1,858	Avq.	95%	100%	100%	1,765
Encl Frame Porch	2021	192	C 120	3,749	Avq.	95%	100%	100%	3,562
Outbuilding Total									5,327

**Acpt Land** 27,000 **Accepted Bldg** 76,500 **Total** 103,500

Neighborhood 5 Fulton Lake East

Zoning/Use None  
Topography Rolling  
Utilities Drilled WellSeptic System  
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) 1 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
1.70	Acres-Rear Land 1-50	500.00	850	100%		850
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.70			Land Total			26,850

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 3/4 Story	990 Sqft	Grade C 90	Base	122,434
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	7				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,294
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	Below Average	Typical	123,728			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		68%	100%	100%			
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2000	200	C 90	957	Avq-	68%	100%	100%	651
Wood Deck	2000	72	C 90	428	Avq-	68%	100%	100%	291
One Story Frame	2000	140	D 100	2,789	Avq-	68%	100%	100%	1,897
Outbuilding Total									2,839

**Acpt Land**

26,900

**Accepted Bldg**

87,000

**Total**

113,900



Name: LINDSTROM, JAMES F

MCTIER, MOIYA ADAR SCANLON

Map/Lot:

003-023

Account: 233 Card: 1 of 1

Location:

97 Fulton Lake Drive

Neighborhood 5 Fulton Lake East

Zoning/Use None
Topography Rolling
Utilities Drilled Well
Street Gravel

Sale Data
Sale Date 09/08/2016
Sale Price 56,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 0
1ST 0 2ND 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Homesite (Fract), Acres-Rear Land 1-50, and Site -Lot Improvements.

Dwelling Description

Replacement Cost New

Table with 7 columns: Dwelling Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 9 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include 1980, 0 Typical, and None.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include One Story Frame, Encl Frame Porch, Wood Deck, and Frame Shed.

Acpt Land 28,500 Accepted Bldg 47,600 Total 76,100

Northfield  
 Name: PROUTY, JILL

**Valuation Report**

02/14/2025

Page 90

Map/Lot:

003-024

Account: 158 Card: 1 of 1

Location:

Neighborhood 5 Fulton Lake East

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Gravel

<b>Sale Data</b>	
Sale Date	04/01/2011
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	10,000.00	10,000	100%		10,000	
35.00	Acres-Rear Land 1-50	500.00	17,500	100%		17,500	
Total Acres 36.00					Land Total	27,500	
<b>Acpt Land</b>		27,500	<b>Accepted Bldg</b>		0	<b>Total</b>	27,500

Northfield  
 Name: DURLING, GLEN P

**Valuation Report**

02/14/2025  
 Page 91  
 003-024-001

Account: 486 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 3 Long Lake  
 Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities  
 Street Gravel

**Sale Data**  
 Sale Date 01/04/2019  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
19.96	Acres-Rear Land 1-50	500.00	9,980	100%		9,980	
Total Acres 19.96				Land Total		9,980	
<b>Acpt Land</b>		10,000	<b>Accepted Bldg</b>		0	<b>Total</b>	10,000

Northfield  
 Name: DURLING, GLEN P

**Valuation Report**

02/14/2025  
 Page 92  
 003-024-002

Account: 416 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 3 Long Lake  
 Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities  
 Street Gravel

**Sale Data**  
 Sale Date 06/24/2013  
 Sale Price 20,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
5.00	Acres-Gravel Pit	5,000.00	25,000	100%		25,000	
13.04	Acres-Rear Land 1-50	500.00	6,520	100%		6,520	
Total Acres 18.04					Land Total	31,520	
<b>Acpt Land</b>		31,500	<b>Accepted Bldg</b>		0	<b>Total</b>	31,500

Northfield  
Name: Farrar, Deborah L

**Valuation Report**

02/14/2025

Page 93

Map/Lot:  
Location:

003-024-A

Account: 321 Card: 1 of 1

Neighborhood 5 Fulton Lake East

Zoning/Use None  
Topography Level  
Utilities  
Street Gravel

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 0  
1ST 0 2ND 0  
Exemption(s) Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot	10,000.00	5,000	100%		5,000
Total Acres 0.50				Land Total		5,000
<b>Acpt Land</b>		5,000	<b>Accepted Bldg</b>	0	<b>Total</b>	5,000

Northfield  
 Name: KINNEY, DAVID B  
 LINSKOTT, JO K

**Valuation Report**

02/14/2025  
 Page 94  
 003-025

Account: 157 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 2 Side Road - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Gravel

<b>Sale Data</b>	
Sale Date	09/23/2010
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1  
 Reference 2 FARMLAND - 2019  
 Tran/Land/Bldg 0 5 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.00	Acres-Baselot	10,000.00	5,000	100%		0	
0.00	Acres-Rear Land 1-50	500.00	6,520	100%		0	
31.00	Acres-Blueberries	2,000.00	62,000	100%		62,000	
Total Acres 31.00					Land Total	62,000	
<b>Acpt Land</b>		62,000	<b>Accepted Bldg</b>		0	<b>Total</b>	62,000

Northfield  
 Name: FARMER'S RED & WHITE INC

**Valuation Report**

02/14/2025

Page 95

Map/Lot:

003-026

Account: 308 Card: 1 of 1

Location:

Neighborhood 2 Side Road - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	10,000.00	10,000	100%		10,000	
29.00	Acres-Rear Land 1-50	500.00	14,500	100%		14,500	
20.00	Acres-Blueberries	2,000.00	40,000	100%		40,000	
Total Acres 50.00					Land Total	64,500	
<b>Acpt Land</b>		64,500	<b>Accepted Bldg</b>		0	<b>Total</b>	64,500

Northfield  
 Name: RICE INC, VW

**Valuation Report**

02/14/2025

Page 96

Map/Lot:

004-001

Account: 231 Card: 1 of 1

Location:

Neighborhood 1 Route 192  
 Tree Growth 1982  
 Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Paved  
 TG PLAN YEAR.... 2013

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 3 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
25.00	Acres-Wasteland	50.00	1,250	100%		1,250
74.00	Acres-Hardwood TG	129.00	7,541	100%		7,541
38.00	Acres-Softwood TG	136.00	4,083	100%		4,083
43.00	Acres-Mixed Wood TG	165.00	5,605	100%		5,605
4.00	Acres-Blueberries	2,000.00	8,000	100%		8,000
3.00	Acres-Woods Road	1,500.00	4,500	100%		4,500
Total Acres 187.00					Land Total	30,979

<b>Acpt Land</b>	31,000	<b>Accepted Bldg</b>	0	<b>Total</b>	31,000
------------------	--------	----------------------	---	--------------	--------



Northfield  
 Name: RAY, PHILIP C  
 RAY, HEIDI L

**Valuation Report**

02/14/2025

Page 97

Map/Lot: 004-002

Account: 395 Card: 1 of 1

Location: 1834 NORTHFIELD RD

Neighborhood 1 Route 192

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 06/22/2010  
 Sale Price 144,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 6 1 1

1ST 0 2ND 0

Exemption(s) 1 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
0.50	Acres-Rear Land 1-50	500.00	250	100%		250
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.50			Land Total			26,250

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	720 Sqft	Grade B 100	Base	115,603
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	379
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,631
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	Modern	Modern	Above Average	Typical	118,613
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		83%	100%	100%
<b>Value(Rcnld)</b>						98,449

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1975	384	B 100	11,378	Avq+	83%	100%	100%	9,444
Unfin Basement	1975	384	B 100	6,249	Avq+	83%	100%	100%	5,187
Frame Garage	1990	672	C 100	17,468	Avq-	76%	100%	100%	13,276
<b>Outbuilding Total</b>									27,907

**Acpt Land** 26,300 **Accepted Bldg** 126,400 **Total** 152,700

Northfield  
 Name: WHITE, WILLIAM  
 WHITE, DEAN

**Valuation Report**

02/14/2025

Page 98

Account: 269 Card: 1 of 1

Map/Lot: 004-003  
 Location: 1866 Northfield Road

Neighborhood 1 Route 192  
 Tree Growth 1980  
 Zoning/Use None  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved  
 TG PLAN YEAR.... 2019

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 1 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000	
2.00	Acres-Wasteland	50.00	100	100%		100	
23.00	Acres-Hardwood TG	129.00	2,344	100%		2,344	
25.00	Acres-Softwood TG	136.00	2,686	100%		2,686	
22.00	Acres-Mixed Wood TG	165.00	2,868	100%		2,868	
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000	
0.00	Acres-Rear Land 2 - 51+	1,500.00	246,000	100%		0	
Total Acres 73.00						Land Total	33,998

**Dwelling Description**

**Replacement Cost New**

Other	One & 3/4 Story	400 Sqft	Grade D 120	Base	54,085
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-3,236
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			
1990	0	Typical	Typical	Below Average	Typical	50,849			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>		
None		None		76%	100%	100%	38,645		
<b>Outbuildings/Additions/Improvements</b>						Value Rcnd			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	1990	221	D 120	1,141	Avg-	76%	100%	100%	867
Encl Frame Porch	1990	120	D 120	2,241	Avg-	76%	100%	100%	1,703
Encl Frame Porch	1990	204	D 120	3,214	Avg-	76%	100%	100%	2,443
Sawmill Shelter	1990	544	C 100	6,399	Avg.	85%	100%	100%	5,439
Frame Shed	1990			---- S O U N D V A L U E ----					400
Frame Shed	1990			---- S O U N D V A L U E ----					300
Sauna	1995	100	C 100	575	Avg.	88%	100%	100%	506
Barn	1975	405	D 100	5,425	Poor	29%	100%	100%	1,573
						<b>Outbuilding Total</b>			<b>13,231</b>
<b>Acpt Land</b>		34,000		<b>Accepted Bldg</b>		51,900		<b>Total</b>	85,900

Northfield  
 Name: MULLER, RALPH K

**Valuation Report**

02/14/2025  
 Page 99  
 004-004

Account: 192 Card: 1 of 1  
 Map/Lot: Location:

Neighborhood 2 Side Road - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Right-Of-Way

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 8  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
24.00	Acres-Rear Land 1-50	500.00	12,000	100%		12,000
0.00	Site -Lot Improvements	129.00	2,344	100%		0
Total Acres 25.00			Land Total			32,000

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1990	96	D 100	1,241	Avg-	76%	100%	100%	943
1 Story Masonrv	2000	249	C 100	6,678	Avg.	91%	100%	100%	6,077
						Outbuilding Total			7,020
<b>Acpt Land</b>		32,000	<b>Accepted Bldg</b>		7,000	<b>Total</b>		39,000	

Northfield  
 Name: RHODES, NEVIN  
 RHODES, JAYDEN & MALEK

**Valuation Report**

02/14/2025  
 Page 100  
 004-005

Account: 348 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 1 Route 192

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Paved

<b>Sale Data</b>	
Sale Date	01/25/2024
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Basemat	10,000.00	10,000	100%		10,000
50.00	Acres-Rear Land 1-50	500.00	25,000	100%		25,000
11.00	Acres-Rear Land 2 - 51+	400.00	4,400	100%		4,400
Total Acres 62.00					Land Total	39,400

<b>Acpt Land</b>	39,400	<b>Accepted Bldg</b>	0	<b>Total</b>	39,400
------------------	--------	----------------------	---	--------------	--------

Neighborhood 1	Route 192	<b>Sale Data</b>
Tree Growth	1980	Sale Date
Zoning/Use	None	Sale Price
Topography	Rolling	Sale Type
Utilities	Drilled WellSeptic System	Financing
Street	Paved	Verified
TG PLAN YEAR....	2002	Validity

Reference 1  
Reference 2  
Tran/Land/Bldg 0 3 0  
1ST 0 2ND 0  
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
29.00	Acres-Rear Land 1-50	500.00	14,500	100%		14,500
Total Acres 30.00			Land Total			40,500

Dwelling Description				Replacement Cost New		
Conventional	Two Story	768 Sqft	Grade B 100	Base		134,190
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	Full Bmt	Basement		-1,778
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							Layout			Total
Built	Renovated	Kitchens	Baths	Condition						
1982	0	Modern	Modern	Above Average	Typical			132,412		
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		86%	100%	100%	113,874			
<b>Outbuildings/Additions/Improvements</b>							Percent Good		Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
One Story Frame	1990	100	B 100	2,964	Avq+	86%	100%	100%	2,549	
Frame Shed	1982			----- S O U N D V A L U E -----					200	
Frame Shed	2007			----- S O U N D V A L U E -----					3,000	
							Outbuilding Total		5,749	
<b>Acpt Land</b>			40,500	<b>Accepted Bldg</b>			119,600	<b>Total</b>		160,100

Northfield  
 Name: Northfield, Town of  
 Town Office

**Valuation Report**

02/14/2025  
 Page 102  
 004-007

Account: 205 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 1 Route 192

Zoning/Use None  
 Topography Level  
 Utilities  
 Street Paved

Reference 1  
 Reference 2 Town Office  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) 13 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	20,000.00	14,142	100%		14,142
Total Acres 0.50						Land Total
						14,142

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	680 Sqft	Grade D 126	Base	67,988
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	-3,279
Fin. Basement Area	9 Sqft, Grade 0.00	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	1				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,228
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-808
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>	<b>Layout</b>	<b>Total</b>		
1960	0	None	None	Average	Typical	61,673		
<b>Functional Obsolescence</b>	<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>			
None	None	69%	81%	100%	34,469			
<b>Outbuildings/Additions/Improvements</b>						<b>Value Rcnld</b>		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Frame Shed	1960			----	SOUND	VALUE	----	
Frame Shed	1960			----	SOUND	VALUE	----	
Outbuilding Total						1,500		

<b>Acpt Land</b>	14,100	<b>Accepted Bldg</b>	36,000	<b>Total</b>	50,100
------------------	--------	----------------------	--------	--------------	--------

Northfield  
 Name: WAN, SUN K & KIM J  
 KIM WAN LIVING TRUST

**Valuation Report**

02/14/2025

Page 103

Account: 70 Card: 1 of 1

Map/Lot: 004-008 & 009-001  
 Location: 2002 Northfield Road

Neighborhood 1	Route 192	<b>Sale Data</b>
Tree Growth	2001	Sale Date
Zoning/Use	None	Sale Price
Topography	Rolling	Sale Type
Utilities		Financing
Street	Paved	Verified
TG PLAN YEAR....	2012	Validity

Reference 1 MAP 4 LOT 8 & MAP 9 LOT 1  
 Reference 2  
 Tran/Land/Bldg 9 3 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
8.00	Acres-Softwood TG	136.00	860	100%		860
16.00	Acres-Mixed Wood TG	165.00	2,086	100%		2,086
23.00	Acres-Hardwood TG	129.00	2,344	100%		2,344
68.00	Acres-Blueberries	2,000.00	136,000	100%		136,000
10.00	Acres-Wasteland	50.00	500	100%		500
0.00	Acres-Rear Land 1-50	3,000.00	6,000	100%		0
Total Acres 125.00					Land Total	141,790

<b>Acpt Land</b>	141,800	<b>Accepted Bldg</b>	0	<b>Total</b>	141,800
------------------	---------	----------------------	---	--------------	---------

Northfield  
Name: KIM WAN LIVING TRUST 009-006

**Valuation Report**

02/14/2025  
Page 104  
004-009&010

Account: 494 Card: 1 of 1 Map/Lot:  
Location:

---

Neighborhood 1 Route 192  
Zoning/Use None  
Topography  
Utilities  
Street Street Surface

Reference 1  
Reference 2 PART OF MAP 009-006 ACCT 9  
Tran/Land/Bldg 0 0 0  
1ST 0 2ND 0  
Exemption(s) Land Schedule 1

---

<b>Accpt Land</b>	0	<b>Accepted Bldg</b>	0	<b>Total</b>	0
-------------------	---	----------------------	---	--------------	---



Neighborhood 1 Route 192

Zoning/Use None  
Topography Level  
Utilities Drilled WellSeptic System  
Street Paved

**Sale Data**  
Sale Date 11/23/2020  
Sale Price 70,000  
Sale Type Land Only  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 4 1 7

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
3.00	Acres-Rear Land 1-50	500.00	1,500	100%		1,500
Total Acres 4.00			Land Total			27,500

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	704 Sqft	Grade C 100	Base	110,908
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-2	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	704 Sqft, Grade C	Basement Gar	None	Fin Bsmt	7,124
Heating	100% Hot Water BB	Cooling	0% None	Heat	405
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	4,313
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
1980	0	Typical	Typical	Average	Typical	122,750
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		80%	100% 100%	98,200

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1980	960	C 100	9,125	Avq.	80%	100%	100%	7,300
Unfin Basement	1980	960	C 100	8,162	Avq.	80%	100%	100%	6,530
One Story Frame	2000	136	C 100	3,303	Avq.	80%	100%	100%	2,642
Outbuilding Total									16,472

**Acpt Land** 27,500 **Accepted Bldg** 114,700 **Total** 142,200

Northfield  
 Name: PIERCE, BENJAMIN  
 PIERCE, KATRINA

**Valuation Report**

02/14/2025

Page 106

Map/Lot: 004-011-B

Account: 434 Card: 1 of 1

Location: 2100 NORTHFIELD RD

Neighborhood 1 Route 192

Zoning/Use None  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 03/10/2014  
 Sale Price 75,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2 CHECK FOR IMPROVEMENTS  
 Tran/Land/Bldg 6 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
39.00	Acres-Rear Land 1-50	500.00	19,500	100%		19,500
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 40.00						Land Total 45,500

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,485 Sqft	Grade C 100	Base	143,702
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	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	Modern	Modern	Below Average	Typical	143,702			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
Damage		None		70%	30%	100%	30,177		
<b>Outbuildings/Additions/Improvements</b>						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Barn	1990	512	D 100	6,484	Fair	65%	100%	100%	4,215
Outbuilding Total									4,215

**Acpt Land** 45,500 **Accepted Bldg** 34,400 **Total** 79,900

Northfield  
 Name: MILLAY, KEVIN

**Valuation Report**

02/14/2025

Page 107

Map/Lot:

004-011-C

Account: 432 Card: 1 of 1

Location:

2062 NORTHFIELD RD

Neighborhood 1 Route 192

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Paved

**Sale Data**  
 Sale Date 08/13/2015  
 Sale Price 11,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000	
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 1.00						Land Total	26,000

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Shed	2019	200	B 100	2.965	Avg.	95%	100%	100%		2,817
Frame Shed	0									1,000
----- S O U N D V A L U E -----										
Outbuilding Total										3,817

**Acpt Land** 26,000 **Accepted Bldg** 3,800 **Total** 29,800

Neighborhood 1 Route 192

Zoning/Use None  
Topography RollingRolling  
Utilities Drilled WellSeptic System  
Street Paved

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 1 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
9.00	Acres-Rear Land 1-50	500.00	4,500	100%		4,500
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 10.00						30,500

Land Total

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	1,140 Sqft	Grade C 100	Base	142,886
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	1,442
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	492
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,875
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Above Average	Typical	147,695
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	96,002	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2003	768	C 110	21,870	Avq+	94%	100%	100%	20,558
Frame Shed	1950	552	D 100	4,534	Fair	26%	100%	100%	1,179
Frame Shed	1950	276	E 100	1,550	Poor	18%	100%	100%	279
Wood Deck	2003	240	C 100	1,248	Avq+	65%	100%	100%	811
Outbuilding Total									22,827

**Acpt Land**

30,500

**Accepted Bldg**

118,800 **Total**

149,300

Northfield  
 Name: Two Lakes Homeowners Assn

**Valuation Report**

02/14/2025

Page 109

Map/Lot:

005-001

Account: 288 Card: 1 of 1

Location:

Neighborhood 4 Fulton Lake West

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 8 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
22.00	50' R-Gravel Road - 50'	2,500.00	55,000	100%		55,000	
50.00	Acres-Rear Land 1-50	500.00	25,000	55%	Open Space	13,750	
31.00	Acres-Rear Land 2 - 51+	400.00	12,400	55%	Open Space	6,820	
2.00	Landi-Boat Landina	.00		100%		0	
Total Acres 103.00					Land Total	75,570	
<b>Acpt Land</b>		75,600	<b>Accepted Bldg</b>		0	<b>Total</b>	75,600

Northfield  
 Name: Holcombe, Linda J

**Valuation Report**

02/14/2025

Page 110

Trustee, Linda J Holcombe Investment Trust

Map/Lot:

005-001-001

Account: 289 Card: 1 of 1

Location:

21 Log Cabin Road

Neighborhood 4 Fulton Lake West

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

Reference 1  
 Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frt-DEV	500.00	100,000	100%		100,000
153 X 220	\$/FF -Lake Frt-DEV	500.00	76,500	70%	Excess Frt	53,550
1.74	Acres-Rear Land 1-50	500.00	870	100%		870
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.52						Land Total 160,420

**Dwelling Description**

**Replacement Cost New**

Log Home	One Story	945 Sqft	Grade B 100	Base	111,565
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	-4,616
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	9,162
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	Modern	Above Average	Typical	116,111
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None		None		Phys. % 91%	Func. % 100%	105,661
		Economic Obsolescence		Econ. % 100%		

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1996	144	B 100	3,125	Avg+	91%	100%	100%	2,844
Outbuilding Total									2,844

**Acpt Land** 160,400 **Accepted Bldg** 108,500 **Total** 268,900

Northfield

**Valuation Report**

02/14/2025

Name: Holcombe, Linda J

Page 111

Trustee, Linda J Holcombe Invest. Trust

Map/Lot:

005-001-002

Account: 364 Card: 1 of 1

Location:

Neighborhood 4 Fulton Lake West

Zoning/Use None

Topography Level

Utilities

Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
2.33	Acres-Rear Land 1-50	500.00	1,165	100%		1,165
Total Acres 3.33					Land Total	21,165

<b>Acpt Land</b>	21,200	<b>Accepted Bldg</b>	0	<b>Total</b>	21,200
------------------	--------	----------------------	---	--------------	--------

Northfield  
 Name: PRISTINE PROPERTIES LLC

**Valuation Report**

02/14/2025  
 Page 112  
 005-001-003

Account: 400 Card: 1 of 1  
 Map/Lot: Location:

Neighborhood 4 Fulton Lake West

Zoning/Use Shoreland - Residential  
 Topography Level  
 Utilities  
 Street Semi-Improved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
200 X 220	\$/FF -Lake Frontage	300.00	60,000	100%		60,000	
130 X 220	\$/FF -Lake Frontage	300.00	39,000	70%	Excess Frt	27,300	
0.72	Acres-Rear Land 1-50	500.00	360	100%		360	
Total Acres 2.39				Land Total		87,660	
<b>Acpt Land</b>		87,700	<b>Accepted Bldg</b>		0	<b>Total</b>	
						87,700	



Northfield  
 Name: CARPENTER III, MILES F

**Valuation Report**

02/14/2025  
 Page 113  
 005-001-004

Account: 431 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 6 Bog Lake East

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Semi-Improved

**Sale Data**  
 Sale Date 02/28/2011  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000	
1.27	Acres-Rear Land 1-50	500.00	635	100%		635	
Total Acres 2.27					Land Total	20,635	
<b>Acpt Land</b>		20,600	<b>Accepted Bldg</b>		0	<b>Total</b>	20,600

Northfield  
 Name: PICKARD, RICHARD T  
 CARLISLE, DUANE C JR

**Valuation Report**

02/14/2025  
 Page 114  
 005-001-005

Account: 367 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 1 Route 192  
 Zoning/Use Shoreland - Residential  
 Topography  
 Utilities None  
 Street Semi-Improved

**Sale Data**  
 Sale Date 10/15/2021  
 Sale Price 57,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frontage	300.00	60,000	100%		60,000
125 X 200	\$/FF -Lake Frontage	300.00	35,755	70%	Excess Frt	25,028
0.85	Acres-Rear Land 1-50	500.00	425	100%		425
Total Acres 2.43					Land Total	85,453
<b>Acpt Land</b>		85,500	<b>Accepted Bldg</b>		0	<b>Total</b>
						85,500

Northfield  
 Name: POPOWICZ, MICHAEL A

**Valuation Report**

02/14/2025  
 Page 115  
 005-001-006

Account: 374 Card: 1 of 1  
 Map/Lot: Location:

Neighborhood 4 Fulton Lake West

Zoning/Use Shoreland - Residential  
 Topography Level  
 Utilities  
 Street Semi-Improved

**Sale Data**  
 Sale Date 03/05/2021  
 Sale Price 26,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
2.31	Acres-Rear Land 1-50	500.00	1,155	100%		1,155
Total Acres 3.31					Land Total	21,155
<b>Acpt Land</b>		21,200	<b>Accepted Bldg</b>		0	<b>Total</b>
						21,200

Northfield  
 Name: CARLISLE, DUANE C JR  
 PICKARD, RICHARD T

**Valuation Report**

02/14/2025

Page 116

Account: 365 Card: 1 of 1

Map/Lot:  
 Location:

005-001-007  
 404 TWO LAKES DR

Neighborhood 4 Fulton Lake West

Zoning/Use Shoreland - Residential  
 Topography Level  
 Utilities  
 Street Semi-Improved

**Sale Data**  
 Sale Date 12/30/2013  
 Sale Price 185,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2

Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frontage	300.00	60,000	100%		60,000
105 X 220	\$/FF -Lake Frontage	300.00	31,500	70%	Excess Frt	22,050
0.94	Acres-Rear Land 1-50	500.00	470	100%		470
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.48						Land Total 88,520

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	720 Sqft	Grade A 100	Base	142,134
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% 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
2008	0	Modern	Modern	Average	Typical	142,134
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		95%	100% 100%	135,027

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2008	364	A 100	5,113	Avq.	95%	100%	100%	4,857
Wood Deck	2008	140	A 100	1,182	Avq.	95%	100%	100%	1,123
Frame Garage	2012	784	B 100	24,746	Avq.	95%	100%	100%	23,509
Frame Shed	2012	160	B 100	2,536	Avq.	95%	100%	100%	2,409
Outbuilding Total									31,898

**Acpt Land** 88,500 **Accepted Bldg** 166,900 **Total** 255,400

Northfield  
 Name: POPOWICZ, MICHAEL A

**Valuation Report**

02/14/2025  
 Page 117  
 005-001-008

Account: 375 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 4 Fulton Lake West

Zoning/Use Shoreland - Residential  
 Topography Level  
 Utilities  
 Street Semi-Improved

**Sale Data**  
 Sale Date 05/06/2011  
 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  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
1.76	Acres-Rear Land 1-50	500.00	880	100%		880
Total Acres 2.76				Land Total		20,880
<b>Acpt Land</b>		20,900	<b>Accepted Bldg</b>		0	<b>Total</b>
						20,900

Northfield  
 Name: SMITH, AMANDA J  
 SMITH, JONATHAN T

**Valuation Report**

02/14/2025

Page 118

Account: 419 Card: 1 of 1

Map/Lot:  
 Location:

005-001-009  
 TWO LAKES DRIVE

Neighborhood 4 Fulton Lake West

Zoning/Use Shoreland - Residential  
 Topography  
 Utilities  
 Street Street Surface

Sale Data	
Sale Date	12/30/2020
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 8 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frontage	300.00	60,000	100%		60,000
139 X 220	\$/FF -Lake Frontage	300.00	41,700	70%	Excess Frt	29,190
1.38	Acres-Rear Land 1-50	500.00	690	100%		690
Total Acres 3.09			Land Total			89,880

<b>Acpt Land</b>	89,900	<b>Accepted Bldg</b>	0	<b>Total</b>	89,900
------------------	--------	----------------------	---	--------------	--------

Northfield  
 Name: PIETRO, DENNIS P

**Valuation Report**

02/14/2025  
 Page 119  
 005-001-010

Account: 296 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 4 Fulton Lake West

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Semi-Improved

Sale Data	
Sale Date	11/19/2021
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 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
2.85	Acres-Rear Land 1-50	500.00	1,425	100%		1,425
Total Acres 3.85					Land Total	21,425

<b>Acpt Land</b>	21,400	<b>Accepted Bldg</b>	0	<b>Total</b>	21,400
------------------	--------	----------------------	---	--------------	--------

Northfield  
 Name: JOHNSON, LUKAS G  
 JOHNSON, MEGAN M

**Valuation Report**

02/14/2025  
 Page 120  
 005-001-011

Account: 378 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 4 Fulton Lake West

Zoning/Use None  
 Topography Level  
 Utilities  
 Street Semi-Improved

<b>Sale Data</b>	
Sale Date	05/06/2011
Sale Price	14,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
1.48	Acres-Rear Land 1-50	500.00	740	100%		740
Total Acres 2.48					Land Total	20,740

<b>Acpt Land</b>	20,700	<b>Accepted Bldg</b>	0	<b>Total</b>	20,700
------------------	--------	----------------------	---	--------------	--------



Northfield  
 Name: CARTER, MICHAEL E

**Valuation Report**

02/14/2025  
 Page 121  
 005-001-012

Account: 317 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 6 Bog Lake East

Zoning/Use Shoreland - Resource Protection  
 Topography Steep  
 Utilities  
 Street Semi-Improved

**Sale Data**  
 Sale Date 07/01/2022  
 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 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 3

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frontage	180.00	36,000	100%		36,000
200 X 220	\$/FF -Lake Frontage	180.00	36,000	70%	Excess Frt	25,200
010 X 220	\$/FF -Lake Frontage	180.00	1,800	50%	Excess Frt	900
1.53	Acres-Rear Land 1-50	500.00	765	100%		765
Total Acres 3.60			Land Total			62,865
<b>Acpt Land</b>		62,900	<b>Accepted Bldg</b>		0	<b>Total</b>
						62,900

Northfield  
 Name: PRISTINE PROPERTIES LLC

**Valuation Report**

02/14/2025  
 Page 122  
 005-001-013

Account: 401 Card: 1 of 1  
 Map/Lot: Location:

Neighborhood 6 Bog Lake East

Zoning/Use Shoreland - Residential  
 Topography  
 Utilities  
 Street Semi-Improved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frontage	300.00	60,000	100%		60,000
200 X 220	\$/FF -Lake Frontage	300.00	60,000	70%	Excess Frt	42,000
008 X 220	\$/FF -Lake Frontage	300.00	2,400	50%	Excess Frt	1,200
1.20	Acres-Rear Land 1-50	500.00	600	100%		600
Total Acres 3.26			Land Total			103,800
<b>Acpt Land</b>		103,800	<b>Accepted Bldg</b>		0	<b>Total</b>
						103,800

**Valuation Report**

Account: 442 Card: 1 of 1  
 Map/Lot: Location:

Neighborhood 6 Bog Lake East

Zoning/Use None  
 Topography Level  
 Utilities  
 Street Semi-Improved

**Sale Data**  
 Sale Date 05/25/2019  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000	
6.38	Acres-Rear Land 1-50	500.00	3,190	100%		3,190	
Total Acres 7.38					Land Total	23,190	
<b>Acpt Land</b>		23,200	<b>Accepted Bldg</b>		0	<b>Total</b>	23,200

Neighborhood 6 Bog Lake East

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

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
200 X 220	\$/FF -Lake Frt-DEV	500.00	100.000	100%		100,000	
070 X 220	\$/FF -Lake Frt-DEV	500.00	35.000	70%	Excess Frt	24,500	
1.44	Acres-Rear Land 1-50	500.00	720	100%		720	
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 2.80						Land Total	131,220

**Dwelling Description**

**Replacement Cost New**

Contemporary	One Story	816 Sqft	Grade C 115	Base	95,348
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 1/2 Bmt	Basement	-2,353
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,158
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	7,954
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	Above Average	Typical	98,791
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	92%	100%	100%	90,888	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Wood Deck	2000	182	C 115	1,128	Avq+	92%	100%	100%		1,038
Frame Garage	2012	672	B 100	21,312	Avq.	95%	100%	100%		20,246
Outbuilding Total										21,284

**Acpt Land**

131,200

**Accepted Bldg**

112,200

**Total**

243,400

Account: 441 Card: 1 of 1  
 Map/Lot: Location:

Neighborhood 6 Bog Lake East

Zoning/Use None  
 Topography Level  
 Utilities  
 Street Semi-Improved

**Sale Data**  
 Sale Date 09/25/2019  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
5.07	Acres-Rear Land 1-50	500.00	2,535	100%		2,535
Total Acres 6.07					Land Total	22,535
<b>Acpt Land</b>		22,500	<b>Accepted Bldg</b>		0	<b>Total</b>
						22,500

Neighborhood 6 Bog Lake East

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

**Sale Data**  
Sale Date 08/02/2019  
Sale Price 164,250  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frt-DEV	500.00	100,000	100%		100,000
058 X 220	\$/FF -Lake Frt-DEV	500.00	29,000	70%	Excess Frt	20,300
1.16	Acres-Rear Land 1-50	500.00	580	100%		580
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.46						Land Total 126,880

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	960 Sqft	Grade C 100	Base	92,898
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	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	0	Plumbing	0
Attic	1/4 Finished			Attic	5,336
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	98,234	
<b>Functional Obsolescence</b>			<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		91%	100%	100%	89,393

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good		Value Rcnld
Wood Deck	2000	490	C 100	2,398	Avq.	91%	100%	100%	2,182
<b>Outbuilding Total</b>									<b>2,182</b>

**Acpt Land**

126,900

**Accepted Bldg**

91,600

**Total**

218,500

Northfield  
 Name: BRENNAN, PAUL N

**Valuation Report**

02/14/2025  
 Page 127  
 005-001-018

Account: 370 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 6 Bog Lake East

Zoning/Use None None  
 Topography Level  
 Utilities  
 Street Semi-Improved

**Sale Data**  
 Sale Date 02/27/2019  
 Sale Price 30,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000	
5.26	Acres-Rear Land 1-50	500.00	2,630	100%		2,630	
Total Acres 6.26				Land Total		22,630	
<b>Acpt Land</b>		22,600	<b>Accepted Bldg</b>		0	<b>Total</b>	
						22,600	

Northfield  
 Name: DOTEN, ERLAND SR

**Valuation Report**

02/14/2025  
 Page 128  
 005-001-019

Account: 359 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 6 Bog Lake East

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frontage	300.00	60,000	100%		60,000
121 X 220	\$/FF -Lake Frontage	300.00	36,300	70%	Excess Frt	25,410
0.72	Acres-Rear Land 1-50	500.00	360	100%		360
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.34						91,770
						Land Total

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value
							Func	Econ	Rcnld	
Frame Shed	2004	288	C 80	2,564	Ava.	93%	100%	100%	2,385	
<b>Outbuilding Total</b>									<b>2,385</b>	
<b>Acpt Land</b>		91,800	<b>Accepted Bldg</b>		2,400	<b>Total</b>			94,200	



Northfield  
 Name: PRISTINE PROPERTIES LLC

**Valuation Report**

02/14/2025  
 Page 129  
 005-001-020

Account: 402 Card: 1 of 1  
 Map/Lot: Location:

Neighborhood 6 Bog Lake East

Zoning/Use None  
 Topography Level  
 Utilities  
 Street Semi-Improved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000	
2.67	Acres-Rear Land 1-50	500.00	1,335	100%		1,335	
Total Acres 3.67					Land Total	21,335	
<b>Acpt Land</b>		21,300	<b>Accepted Bldg</b>		0	<b>Total</b>	21,300

**Valuation Report**

Neighborhood 6 Bog Lake East

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

**Sale Data**  
 Sale Date 09/02/2020  
 Sale Price 245,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) 1 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frontage	300.00	60,000	100%		60,000
117 X 220	\$/FF -Lake Frontage	300.00	35,100	100%		35,100
0.43	Acres-Rear Land 1-50	500.00	215	100%		215
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.03						Land Total 101,315

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 3/4 Story	864 Sqft	Grade B 115	Base	158,638
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	110% Hot Water BB	Cooling	0% None	Heat	1,403
Rooms	7				
Bedrooms	3	Add Fixtures	3		
Baths	2	Half Baths	0	Plumbing	6,050
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,034
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	Modern	Modern	Average	Typical	170,125
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None		None		94%	100%	159,917

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	2005	216	B 115	2,936	Avq.	94%	100%	100%	2,760
Open Frame Porch	2005	48	B 115	841	Avq.	94%	100%	100%	791
Encl Frame Porch	2005	128	B 115	3,329	Avq.	94%	100%	100%	3,129
Frame Garage	2021	1064	B 115	38,334	Avq.	95%	100%	100%	36,417
<b>Outbuilding Total</b>									<b>43,097</b>

**Acpt Land** 101,300 **Accepted Bldg** 203,000 **Total** 304,300

Northfield  
 Name: CARPENTER III, MILES F

**Valuation Report**

02/14/2025  
 Page 131  
 005-001-022

Account: 429 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 6 Bog Lake East  
 Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities  
 Street Semi-Improved

**Sale Data**  
 Sale Date 02/28/2011  
 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 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
200 X 220	\$/FF -Lake Frontage	300.00	60,000	100%		60,000	
200 X 220	\$/FF -Lake Frontage	300.00	60,000	70%	Excess Frt	42,000	
058 X 135	\$/FF -Lake Frontage	300.00	13,630	50%	Excess Frt	6,815	
Total Acres 2.20					Land Total	108,815	
<b>Acpt Land</b>		108,800	<b>Accepted Bldg</b>		0	<b>Total</b>	108,800

Northfield  
 Name: CARPENTER III, MILES F

**Valuation Report**

02/14/2025  
 Page 132  
 005-001-023

Account: 295 Card: 1 of 1  
 Map/Lot: Location:

Neighborhood 6 Bog Lake East

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

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frontage	300.00	60,000	100%		60,000
200 X 220	\$/FF -Lake Frontage	300.00	60,000	70%	Excess Frt	42,000
032 X 220	\$/FF -Lake Frontage	300.00	9,600	50%	Excess Frt	4,800
1.01	Acres-Rear Land 1-50	500.00	505	100%		505
Total Acres 3.19					Land Total	107,305
<b>Acpt Land</b>		107,300	<b>Accepted Bldg</b>		0	<b>Total</b>
						107,300

Northfield  
 Name: CARPENTER III, MILES F

**Valuation Report**

02/14/2025  
 Page 133  
 005-001-024

Account: 376 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 6 Bog Lake East  
 Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities  
 Street Semi-Improved

**Sale Data**  
 Sale Date 06/30/2010  
 Sale Price 152,460  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
200 X 220	\$/FF -Lake Frontage	300.00	60,000	100%		60,000	
200 X 220	\$/FF -Lake Frontage	300.00	60,000	70%	Excess Frt	42,000	
400 X 110	\$/FF -Lake Frontage	300.00	84,853	50%	Excess Frt	0	
400 X 110	\$/FF -Lake Frontage	500.00	505	70%	Size/Shape	29,698	
462 X 105	\$/FF -Lake Frontage	300.00	95,752	30%	Excess Frt	0	
462 X 105	\$/FF -Lake Frontage	3,000.00	6,000	70%	Size/Shape	20,108	
Total Acres 4.14			Land Total			151,806	
<b>Acpt Land</b>		151,800	<b>Accepted Bldg</b>		0	<b>Total</b>	151,800

Northfield  
 Name: KILTON, SETH

**Valuation Report**

02/14/2025

Page 134

Map/Lot:

005-001-025

Location:

TWO LAKES DR

Account: 377 Card: 1 of 1

Neighborhood 6 Bog Lake East  
 Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities Drilled Well  
 Street Semi-Improved

**Sale Data**  
 Sale Date 05/12/2014  
 Sale Price 90,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2 KM REFER  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frontage	300.00	60,000	100%		60,000
200 X 220	\$/FF -Lake Frontage	300.00	60,000	70%	Excess Frt	42,000
004 X 220	\$/FF -Lake Frontage	300.00	1,200	50%	Excess Frt	600
2.76	Acres-Rear Land 1-50	500.00	1,380	100%		1,380
1.00	Site -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 4.80			Land Total			106,980

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	2018	1232	B 100	38,487	Avg.	95%	100%	100%	36,563
Plumbing Fixture	2018	3	A 100	3,234	Avg.	95%	100%	100%	3,072
						Outbuilding Total			39,635
<b>Acpt Land</b>		107,000	<b>Accepted Bldg</b>		39,600	<b>Total</b>			146,600

Northfield  
 Name: HENNESSEY, MICHAEL E  
 GADDIS, REBECCA R

**Valuation Report**

02/14/2025  
 Page 135  
 005-001-026

Account: 413 Card: 1 of 1

Map/Lot:  
 Location: 269 Two Lakes Drive

Neighborhood 6 Bog Lake East

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) 1 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frt-DEV	500.00	100,000	100%		100,000
200 X 220	\$/FF -Lake Frt-DEV	500.00	100,000	70%	Excess Frt	70,000
003 X 220	\$/FF -Lake Frt-DEV	500.00	1,500	50%	Excess Frt	750
0.90	Acres-Rear Land 1-50	500.00	450	100%		450
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.94						Land Total 177,200

Dwelling Description				Replacement Cost New		
Contemporary	One & 1/2 Story	1,436 Sqft	Grade B 100	Base		242,091
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		756
Rooms	7					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		2,631
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition			Typical			245,478
2005	0	Modern	Modern	Average						
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		94%	100%	100%				230,749

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Two Story Frame	2005	468	B 100	20,526	Avq.	94%	100%	100%	19,294
Wood Deck	2005	510	B 100	3,037	Avq.	94%	100%	100%	2,855
Wood Deck	2005	216	B 100	1,388	Avq.	94%	100%	100%	1,305
Frame Shed	2012	272	B 100	3,739	Avq.	95%	100%	100%	3,552
Canopy	2012	68	B 100	1,809	Avq.	95%	100%	100%	1,719
Outbuilding Total									28,725

**Acpt Land** 177,200 **Accepted Bldg** 259,500 **Total** 436,700

Northfield  
 Name: ANDERSON, MICHAEL A  
 ANDERSON, SANDRA L  
 Account: 292 Card: 1 of 1

**Valuation Report**

02/14/2025  
 Page 136  
 005-001-027  
 279 Two Lakes Drive

Map/Lot:  
 Location:

Neighborhood 6 Bog Lake East

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

**Sale Data**  
 Sale Date 09/19/2014  
 Sale Price 270,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frt-DEV	500.00	100,000	100%		100,000
200 X 220	\$/FF -Lake Frt-DEV	500.00	100,000	70%	Excess Frt	70,000
001 X 220	\$/FF -Lake Frt-DEV	500.00	500	50%	Excess Frt	250
0.33	Acres-Road Frontage	.00		100%		0
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.36						Land Total 176,250

**Dwelling Description**

**Replacement Cost New**

Log Home	One & 1/2 Story	1,120 Sqft	Grade C 100	Base	147,399
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	483
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,156
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
2005	0	Modern	Modern	Average	Typical	150,038
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None						141,036

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2005	280	C 100	1,432	Avg.	94%	100%	100%	1,346
Wood Deck	2005	96	C 100	585	Avg.	94%	100%	100%	550
Outbuilding Total									1,896

**Acpt Land** 176,300 **Accepted Bldg** 142,900 **Total** 319,200



Northfield  
 Name: Pristine Properties LLC

**Valuation Report**

02/14/2025  
 Page 137  
 005-001-028

Account: 403 Card: 1 of 1  
 Map/Lot: Location:

Neighborhood 6 Bog Lake East

Zoning/Use None  
 Topography Level  
 Utilities  
 Street Semi-Improved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
2.47	Acres-Rear Land 1-50	500.00	1,235	100%		1,235
Total Acres 3.47					Land Total	21,235
<b>Acpt Land</b>		21,200	<b>Accepted Bldg</b>		0	<b>Total</b>
						21,200

Northfield  
 Name: CARTER, MICHAEL E  
 CARTER, CATHERINE L

**Valuation Report**

02/14/2025  
 Page 138  
 005-001-029

Account: 358 Card: 1 of 1

Map/Lot:  
 Location: 229 TWO LAKES DR

Neighborhood 6 Bog Lake East

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) 1 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frt-DEV	500.00	100.000	100%		100.000
043 X 220	\$/FF -Lake Frt-DEV	500.00	21.500	70%	Excess Frt	15.050
1.12	Acres-Rear Land 1-50	500.00	560	100%		560
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.35						Land Total 121,610

Dwelling Description				Replacement Cost New		
Contemporary	One Story	1,796 Sqft	Grade AA100	Base		410,596
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	1600 Sqft, Grade A	Basement Gar	None	Fin Bsmt		24,288
Heating	110% Hot Water BB	Cooling	0% None	Heat		2,672
Rooms	9					
Bedrooms	3	Add Fixtures	2			
Baths	2	Half Baths	1	Plumbing		11,320
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				448,876
2005	0	Modern	Modern	Average	Typical			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)	
None		None		94%	100%	100%	421,943	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2005	988	AA100	57,178	Avq.	94%	100%	100%	53,747
Finished Attic	2005	988	AA100	28,260	Avq.	94%	100%	100%	26,564
Wood Deck	2005	98	AA100	1,337	Avq.	94%	100%	100%	1,257
Wood Deck	2005	328	AA100	3,718	Avq.	94%	100%	100%	3,495
Frame Shed	2005	128	B 100	2,190	Avq+	94%	100%	100%	2,059
Swimming Pool	2005	150	AA100	5,821	Avq.	94%	100%	100%	5,472
Outbuilding Total									92,594

Acpt Land 121,600 Accepted Bldg 514,500 Total 636,100

Northfield  
 Name: Carter, Michael E  
 Carter, Catherine L

**Valuation Report**

02/14/2025  
 Page 139  
 005-001-030

Account: 456 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 6 Bog Lake East

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

Reference 1  
 Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
3.67	Acres-Rear Land 1-50	500.00	1,835	90%	Size/Shape	1,652
Total Acres 4.67					Land Total	21,652

<b>Acpt Land</b>	21,700	<b>Accepted Bldg</b>	0	<b>Total</b>	21,700
------------------	--------	----------------------	---	--------------	--------

Northfield  
 Name: FLEURENT, JOSEPH

**Valuation Report**

02/14/2025  
 Page 140  
 005-001-031

Account: 440 Card: 1 of 1  
 Map/Lot: Location:

Neighborhood 6 Bog Lake East

Zoning/Use None  
 Topography Level  
 Utilities  
 Street Semi-Improved

**Sale Data**  
 Sale Date 08/20/2021  
 Sale Price 38,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Split/Assemblage

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000	
2.69	Acres-Rear Land 1-50	500.00	1,345	100%		1,345	
Total Acres 3.69					Land Total	21,345	
<b>Acpt Land</b>		21,300	<b>Accepted Bldg</b>		0	<b>Total</b>	21,300

Northfield  
 Name: FLEURENT, JOSEPH

**Valuation Report**

02/14/2025  
 Page 141  
 005-001-032

Account: 439 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 6 Bog Lake East

Zoning/Use None  
 Topography Level  
 Utilities  
 Street Semi-Improved

**Sale Data**  
 Sale Date 09/25/2019  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000	
3.66	Acres-Rear Land 1-50	500.00	1,830	100%		1,830	
Total Acres 4.66					Land Total	21,830	
<b>Acpt Land</b>		21,800	<b>Accepted Bldg</b>		0	<b>Total</b>	21,800

Northfield  
 Name: ASHLEY, GLEN PAUL  
 ASHLEY, SUSAN MARY

**Valuation Report**

02/14/2025

Page 142

Account: 438 Card: 1 of 1

Map/Lot: 005-001-033  
 Location: 208 TWO LAKES DR

Neighborhood 6 Bog Lake East

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Semi-Improved

**Sale Data**  
 Sale Date 11/06/2020  
 Sale Price 155,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2 12X10 SHED PERMIT 5/22  
 Tran/Land/Bldg 10 1 0  
 1ST 0 2ND 0  
 Exemption(s) 1 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
2.37	Acres-Rear Land 1-50	500.00	1,185	100%		1,185
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.37			Land Total			27,185

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	768 Sqft	Grade A 100	Base		151,610
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	100% None	Heat		497
Rooms	5					
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		3,234
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	Good	Typical	155,341
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		95%	100% 100%	147,574

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2007	192	A 100	2,819	Good	95%	100%	100%	2,678
Frame Shed	2022	120	B 100	2,104	Good	95%	100%	100%	1,999
Outbuilding Total									4,677

**Acpt Land** 27,200 **Accepted Bldg** 152,300 **Total** 179,500

Northfield  
 Name: MULHAUSE, JULIAN

**Valuation Report**

02/14/2025  
 Page 143  
 005-001-034

Account: 372 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 4 Fulton Lake West

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Semi-Improved

Sale Data	
Sale Date	10/01/2020
Sale Price	75,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
8.30	Acres-Rear Land 1-50	500.00	4,150	100%		4,150
Total Acres 9.30					Land Total	24,150

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

Northfield  
 Name: MULHAUSE, JULIAN

**Valuation Report**

02/14/2025  
 Page 144  
 005-001-035

Account: 422 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 4 Fulton Lake West

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Semi-Improved

Sale Data	
Sale Date	10/01/2020
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000	
3.23	Acres-Rear Land 1-50	500.00	1,615	100%		1,615	
Total Acres 4.23					Land Total	21,615	
<b>Acpt Land</b>		21,600	<b>Accepted Bldg</b>		0	<b>Total</b>	21,600



Northfield  
 Name: MULHAUSE, JULIAN

**Valuation Report**

02/14/2025  
 Page 145  
 005-001-036

Account: 297 Card: 1 of 1  
 Map/Lot: Location:

Neighborhood 4 Fulton Lake West

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Semi-Improved

**Sale Data**  
 Sale Date 10/01/2020  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Split/Assemblage

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000	
5.92	Acres-Rear Land 1-50	500.00	2,960	100%		2,960	
Total Acres 6.92				Land Total		22,960	
<b>Acpt Land</b>		23,000	<b>Accepted Bldg</b>		0	<b>Total</b>	23,000

Northfield  
 Name: YORK, KEITH W  
 YORK, DENISE E

**Valuation Report**

02/14/2025  
 Page 146  
 005-001-037

Account: 368 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 4 Fulton Lake West

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Semi-Improved

<b>Sale Data</b>	
Sale Date	01/25/2021
Sale Price	13,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000	
3.36	Acres-Rear Land 1-50	500.00	1,680	100%		1,680	
Total Acres 4.36					Land Total	21,680	
<b>Acpt Land</b>		21,700	<b>Accepted Bldg</b>		0	<b>Total</b>	21,700

Northfield  
 Name: CRAFT, LINDSAY

**Valuation Report**

02/14/2025  
 Page 147  
 005-001-038

Account: 404 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 4 Fulton Lake West

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

**Sale Data**  
 Sale Date 08/25/2023  
 Sale Price 75,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2

Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frontage	300.00	60,000	100%		60,000
200 X 220	\$/FF -Lake Frontage	300.00	60,000	70%	Excess Frt	42,000
017 X 220	\$/FF -Lake Frontage	300.00	5,100	50%	Excess Frt	2,550
3.07	Acres-Rear Land 1-50	500.00	1,535	100%		1,535
Total Acres 5.18					Land Total	106,085

**Acpt Land** 106,100 **Accepted Bldg** 0 **Total** 106,100

Northfield  
 Name: CURTIS, ALAN L

**Valuation Report**

02/14/2025

Page 148

WHITMAN-CURTIS, ASHLEY

Map/Lot:

005-001-039

Account: 408 Card: 1 of 1

Location:

Neighborhood 4 Fulton Lake West

Sale Data	
Sale Date	10/15/2021
Sale Price	42,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frontage	300.00	60,000	100%		60,000
130 X 220	\$/FF -Lake Frontage	300.00	39,000	70%	Excess Frt	27,300
3.03	Acres-Rear Land 1-50	500.00	1,515	100%		1,515
Total Acres 4.70					Land Total	88,815

<b>Acpt Land</b>	88,800	<b>Accepted Bldg</b>	0	<b>Total</b>	88,800
------------------	--------	----------------------	---	--------------	--------

Northfield  
 Name: PRISTINE PROPERTIES LLC

**Valuation Report**

02/14/2025  
 Page 149  
 005-001-040

Account: 405 Card: 1 of 1 Map/Lot:  
 Location:

Neighborhood 4 Fulton Lake West

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Semi-Improved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000	
4.32	Acres-Rear Land 1-50	500.00	2,160	100%		2,160	
Total Acres 5.32					Land Total	22,160	
<b>Acpt Land</b>		22,200	<b>Accepted Bldg</b>		0	<b>Total</b>	22,200

Northfield  
 Name: PRISTINE PROPERTIES LLC

**Valuation Report**

02/14/2025  
 Page 150  
 005-001-041

Account: 406 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 4 Fulton Lake West

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Semi-Improved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
4.97	Acres-Rear Land 1-50	500.00	2,485	100%		2,485
Total Acres 5.97				Land Total		22,485
<b>Acpt Land</b>		22,500	<b>Accepted Bldg</b>		0	<b>Total</b>
						22,500

Northfield  
 Name: Saccone, Martin & Helen

**Valuation Report**

02/14/2025  
 Page 151  
 005-001-042

Account: 319 Card: 1 of 1  
 Map/Lot: Location:

Neighborhood 5 Fulton Lake East

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Semi-Improved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 8 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000	
9.29	Acres-Rear Land 1-50	500.00	4,645	100%		4,645	
Total Acres 10.29					Land Total	24,645	
<b>Acpt Land</b>		24,600	<b>Accepted Bldg</b>		0	<b>Total</b>	24,600

Northfield  
 Name: CHALLENGER, RICHARD L  
 CHALLENGER, MARY KATHRYN

**Valuation Report**

02/14/2025

Page 152

Account: 369 Card: 1 of 1

Map/Lot:  
 Location:

005-001-043  
 49 TWO LAKES DR

Neighborhood 5 Fulton Lake East

Zoning/Use None  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Semi-Improved

**Sale Data**  
 Sale Date 11/03/2023  
 Sale Price 105,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1  
 Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
7.08	Acres-Rear Land 1-50	500.00	3,540	100%		3,540
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 8.08						Land Total 29,540

**Dwelling Description**

**Replacement Cost New**

Contemporary	One Story	562 Sqft	Grade E 100	Base	28,552
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Slate Roofing	Roof	969
					0
					0
Foundation	Piers	Basement	None	Basement	-2,178
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-969
Rooms	4				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,078
Attic	1/4 Finished			Attic	2,039
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-323
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	Obsolete	Obsolete	Average	Typical	27,012
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		94%	90% 100%	22,852
<b>Outbuildings/Additions/Improvements</b>						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Frame Garage	2005	216	B 100	7,327	Avq.	6,887
Outbuilding Total						6,887

**Acpt Land** 29,500 **Accepted Bldg** 29,700 **Total** 59,200



Northfield  
 Name: JOHNSON, JAMES E  
 JOHNSON, AUSTIN J

**Valuation Report**

02/14/2025  
 Page 153  
 005-001-044

Account: 437 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 5 Fulton Lake East

Zoning/Use None  
 Topography Level  
 Utilities  
 Street Semi-Improved

<b>Sale Data</b>	
Sale Date	10/23/2020
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
6.49	Acres-Rear Land 1-50	500.00	3,245	100%		3,245
Total Acres 7.49					Land Total	23,245

<b>Acpt Land</b>	23,200	<b>Accepted Bldg</b>	0	<b>Total</b>	23,200
------------------	--------	----------------------	---	--------------	--------

Northfield  
 Name: JOHNSON, JAMES E  
 JOHNSON, AUSTIN J

**Valuation Report**

02/14/2025  
 Page 154  
 005-001-045

Account: 436 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 5 Fulton Lake East

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Semi-Improved

<b>Sale Data</b>	
Sale Date	10/23/2020
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
6.47	Acres-Rear Land 1-50	500.00	3,235	100%		3,235
Total Acres 7.47					Land Total	23,235

<b>Acpt Land</b>	23,200	<b>Accepted Bldg</b>	0	<b>Total</b>	23,200
------------------	--------	----------------------	---	--------------	--------

Northfield  
 Name: JOHNSON, JAMES E  
 JOHNSON, AUSTIN J

**Valuation Report**

02/14/2025  
 Page 155  
 005-001-046

Account: 435 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 6 Bog Lake East

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Semi-Improved

<b>Sale Data</b>	
Sale Date	10/23/2020
Sale Price	49,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000	
4.44	Acres-Rear Land 1-50	500.00	2,220	100%		2,220	
Total Acres 5.44					Land Total	22,220	
<b>Acpt Land</b>		22,200	<b>Accepted Bldg</b>		0	<b>Total</b>	22,200

Northfield  
 Name: ANDERSEN-WRIGHT, IYISA  
 MUTO, NICHOLAS

**Valuation Report**

02/14/2025

Page 156

Account: 307 Card: 1 of 1

Map/Lot:  
 Location:

005-001-047  
 101 GLACIER LN

Neighborhood 5 Fulton Lake East

Zoning/Use None  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Semi-Improved

**Sale Data**  
 Sale Date 03/11/2022  
 Sale Price 3,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2 BURNT, 2021

Tran/Land/Bldg 7 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
2.54	Acres-Rear Land 1-50	500.00	1,270	100%		1,270
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.54						Land Total 27,270

<b>Outbuildings/Additions/Improvements</b>							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Unfin Basement	2021	936	C 100	8,035	Avq.	95%	100%	100%	7,633	
Plumbing Fixture	2021	3	C 100	2,156	Avq.	95%	100%	100%	2,048	
<b>Outbuilding Total</b>									<b>9,681</b>	
<b>Accpt Land</b>		27,300		<b>Accepted Bldg</b>		9,700		<b>Total</b> 37,000		

Northfield  
 Name: HOLMES, RICHARD J

**Valuation Report**

02/14/2025  
 Page 157  
 005-001-048

Account: 420 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 5 Fulton Lake East

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Semi-Improved

**Sale Data**  
 Sale Date 11/17/2021  
 Sale Price 27,500  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000	
6.00	Acres-Rear Land 1-50	500.00	3,000	100%		3,000	
Total Acres 7.00					Land Total	23,000	
<b>Acpt Land</b>		23,000	<b>Accepted Bldg</b>		0	<b>Total</b>	23,000

Northfield  
 Name: SPENCER, ROBERT A  
 SPENCER, CLAUDINE E

**Valuation Report**

02/14/2025  
 Page 158  
 005-001-049

Account: 379 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 5 Fulton Lake East

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Semi-Improved

<b>Sale Data</b>	
Sale Date	09/11/2014
Sale Price	24,900
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 8 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000	
7.55	Acres-Rear Land 1-50	500.00	3,775	100%		3,775	
Total Acres 8.55					Land Total	23,775	
<b>Acpt Land</b>		23,800	<b>Accepted Bldg</b>		0	<b>Total</b>	23,800

Northfield  
 Name: CARPENTER III, MILES F

**Valuation Report**

02/14/2025  
 Page 159  
 005-001-050

Account: 428 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 5 Fulton Lake East

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Semi-Improved

**Sale Data**  
 Sale Date 02/28/2011  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000	
5.62	Acres-Rear Land 1-50	500.00	2,810	100%		2,810	
Total Acres 6.62					Land Total	22,810	
<b>Acpt Land</b>		22,800	<b>Accepted Bldg</b>		0	<b>Total</b>	22,800

Northfield  
 Name: CARPENTER III, MILES F

**Valuation Report**

02/14/2025  
 Page 160  
 005-001-051

Account: 427 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 5 Fulton Lake East

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Semi-Improved

**Sale Data**  
 Sale Date 02/28/2011  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000	
5.86	Acres-Rear Land 1-50	500.00	2,930	100%		2,930	
Total Acres 6.86					Land Total	22,930	
<b>Acpt Land</b>		22,900	<b>Accepted Bldg</b>		0	<b>Total</b>	22,900



Northfield  
 Name: CARPENTER III, MILES F

**Valuation Report**

02/14/2025  
 Page 161  
 005-001-052

Account: 426 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 5 Fulton Lake East

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Semi-Improved

**Sale Data**  
 Sale Date 02/28/2011  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000	
3.70	Acres-Rear Land 1-50	500.00	1,850	100%		1,850	
Total Acres 4.70					Land Total	21,850	
<b>Acpt Land</b>		21,900	<b>Accepted Bldg</b>		0	<b>Total</b>	21,900

**Valuation Report**

Neighborhood 6 Bog Lake East

Zoning/Use None  
Topography Rolling  
Utilities Drilled WellSeptic System  
Street Semi-Improved

**Sale Data**  
Sale Date 01/05/2024  
Sale Price 0  
Sale Type Land Only  
Financing Unknown  
Verified Public Record  
Validity Related Parties

Reference 1  
Reference 2 HOMESTEAD?  
Tran/Land/Bldg 7 1 0  
1ST 0 2ND 0  
Exemption(s) 1 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
2.33	Acres-Rear Land 1-50	500.00	1,165	100%		1,165
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.33			Land Total			27,165

Dwelling Description				Replacement Cost New		
Conventional Exterior Dwelling Units	One & 3/4 Story Wood Siding 1 OTHER Units-0	900 Sqft Masonry Trim Roof Cover	Grade B 100 None Asphalt Shingles	Base Trim Roof		150,878 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		552
Rooms	5					
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		2,631
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	Modern	Modern	Above Average	Typical	154,061			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	90%	100%	100%	138,655				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1995	224	B 100	1,433	Avq+	90%	100%	100%	1,290
Frame Shed	1998	288	C 100	3,205	Avq.	90%	100%	100%	2,884
One Story Frame	2005	160	B 100	4,740	Avq+	90%	100%	100%	4,266
Wood Deck	2005	60	B 100	512	Avq+	90%	100%	100%	461
Outbuilding Total									8,901

**Acpt Land** 27,200 **Accepted Bldg** 147,600 **Total** 174,800

Northfield  
 Name: CARPENTER III, MILES F

**Valuation Report**

02/14/2025  
 Page 163  
 005-001-054

Account: 425 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 5 Fulton Lake East

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Semi-Improved

**Sale Data**  
 Sale Date 02/28/2011  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
2.28	Acres-Rear Land 1-50	500.00	1,140	100%		1,140
Total Acres 3.28					Land Total	21,140
<b>Acpt Land</b>		21,100	<b>Accepted Bldg</b>		0	<b>Total</b>
						21,100

Northfield  
 Name: CARPENTER III, MILES F

**Valuation Report**

02/14/2025  
 Page 164  
 005-001-055

Account: 424 Card: 1 of 1  
 Map/Lot: Location:

Neighborhood 5 Fulton Lake East

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Semi-Improved

**Sale Data**  
 Sale Date 02/28/2011  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000	
3.98	Acres-Rear Land 1-50	500.00	1,990	100%		1,990	
Total Acres 4.98					Land Total	21,990	
<b>Acpt Land</b>		22,000	<b>Accepted Bldg</b>		0	<b>Total</b>	22,000

Northfield  
 Name: KLIMOV, DMITRI  
 KLIMOVA, OKSANA

**Valuation Report**

02/14/2025  
 Page 165  
 005-001-056

Account: 457 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 5 Fulton Lake East

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Semi-Improved

<b>Sale Data</b>	
Sale Date	02/25/2020
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000	
2.49	Acres-Rear Land 1-50	500.00	1,245	100%		1,245	
Total Acres 3.49					Land Total	21,245	
<b>Acpt Land</b>		21,200	<b>Accepted Bldg</b>		0	<b>Total</b>	21,200

Northfield  
 Name: KLIMOV, DMITRI  
 KLIMOVA, OKSANA

**Valuation Report**

02/14/2025  
 Page 166  
 005-001-057

Account: 444 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 5 Fulton Lake East

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Semi-Improved

**Sale Data**  
 Sale Date 02/25/2020  
 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 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
2.65	Acres-Rear Land 1-50	500.00	1,325	100%		1,325
Total Acres 3.65					Land Total	21,325
<b>Acpt Land</b>		21,300	<b>Accepted Bldg</b>		0	<b>Total</b>
						21,300

Northfield  
 Name: KLIMOVA, OKSANA V  
 KLIMOV, DMITRI K

**Valuation Report**

02/14/2025  
 Page 167  
 005-001-058

Account: 387 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 5 Fulton Lake East

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Semi-Improved

**Sale Data**  
 Sale Date 05/04/2017  
 Sale Price 8,500  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
2.40	Acres-Rear Land 1-50	500.00	1,200	100%		1,200
Total Acres 3.40					Land Total	21,200
<b>Acpt Land</b>		21,200	<b>Accepted Bldg</b>		0	<b>Total</b>
						21,200

Northfield  
 Name: Hanscom Construction Inc

**Valuation Report**

02/14/2025  
 Page 168  
 005-001-059

Account: 388 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 1 Route 192  
 Zoning/Use None  
 Topography  
 Utilities  
 Street Street Surface

**Sale Data**  
 Sale Date 11/29/2005  
 Sale Price 0  
 Sale Type  
 Financing  
 Verified  
 Validity

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 0 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
2.86	Acres-Rear Land 1-50	500.00	1,430	100%		1,430
Total Acres 3.86					Land Total	21,430
<b>Acpt Land</b>		21,400	<b>Accepted Bldg</b>		0	<b>Total</b>
						21,400



Northfield  
 Name: Hanscom Construction Inc

**Valuation Report**

02/14/2025  
 Page 169  
 005-001-060

Account: 389 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 1	Route 192	<b>Sale Data</b>
Zoning/Use	None	Sale Date 11/29/2005
Topography		Sale Price 0
Utilities		Sale Type
Street	Street Surface	Financing
		Verified
		Validity

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 0 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
1.62	Acres-Rear Land 1-50	500.00	810	100%		810
Total Acres 2.62					Land Total	20,810
<b>Acpt Land</b>			20,800	<b>Accepted Bldg</b>		0
						<b>Total</b>
						20,800

Northfield  
 Name: CARVER, DANIEL

**Valuation Report**

02/14/2025

CARVERM ELIZABETH

Map/Lot:

Page 170

Account: 303 Card: 1 of 1

Location:

005-001-061

Neighborhood 5 Fulton Lake East

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

<b>Sale Data</b>	
Sale Date	10/10/2023
Sale Price	7,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
1.10	Acres-Rear Land 1-50	500.00	550	100%		550
Total Acres 2.10					Land Total	20,550

<b>Acpt Land</b>	20,600	<b>Accepted Bldg</b>	0	<b>Total</b>	20,600
------------------	--------	----------------------	---	--------------	--------

Northfield  
 Name: GOSSELIN, ANNAROSE  
 GOSSELIN, LUCIEN B

**Valuation Report**

02/14/2025  
 Page 171  
 005-001-062  
 70 GLACIER LN

Account: 357 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 5 Fulton Lake East

Zoning/Use None  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Semi-Improved

**Sale Data**  
 Sale Date 05/04/2017  
 Sale Price 21,600  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
1.74	Acres-Rear Land 1-50	500.00	870	100%		870
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.74			Land Total			26,870

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	672 Sqft	Grade C 110	Base		92,651
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Slab	Basement	None	Basement		-8,345
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Heat Pump	Cooling	0% None	Heat		829
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		1,581
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total	
Built	Renovated	Kitchens	Baths	Condition	Layout			Total	
2020	0	Modern	Modern	Average	Typical			86,716	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		95%	100%	100%	82,380		
Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Story Frame	2020	960	C 110	25,647	Avq.	95%	100%	100%	24,365
Frame Shed	2020	120	C 110	1,898	Avq.	95%	100%	100%	1,803
Frame Shed	2020	120	C 110	1,898	Avq.	95%	100%	100%	1,803
Frame Garage	2022	896	C 110	25,410	Avq.	95%	100%	100%	24,139
							Outbuilding Total		52,110
<b>Acpt Land</b>		26,900		<b>Accepted Bldg</b>		134,500		<b>Total</b>	161,400

Northfield  
 Name: FINLEY, POLLY ANN

**Valuation Report**

02/14/2025  
 Page 172  
 005-001-063

Account: 390 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 1	Route 192	<b>Sale Data</b>
Zoning/Use	None	Sale Date 08/28/2021
Topography		Sale Price 16,000
Utilities		Sale Type Land Only
Street	Street Surface	Financing Unknown
		Verified Public Record
		Validity Split/Assemblage

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 0 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000	
2.63	Acres-Rear Land 1-50	500.00	1,315	100%		1,315	
Total Acres 3.63					Land Total	21,315	
<b>Acpt Land</b>		21,300	<b>Accepted Bldg</b>		0	<b>Total</b>	21,300

Northfield  
 Name: FINLEY, POLLY ANN

**Valuation Report**

02/14/2025  
 Page 173  
 005-001-064

Account: 391 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 1	Route 192			<b>Sale Data</b>
Zoning/Use	None			Sale Date 03/16/2007
Topography				Sale Price 0
Utilities				Sale Type Land Only
Street	Street Surface			Financing Unknown
				Verified Public Record
				Validity Split/Assemblage

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 0 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000	
2.78	Acres-Rear Land 1-50	500.00	1,390	100%		1,390	
Total Acres 3.78					Land Total	21,390	
<b>Acpt Land</b>		21,400	<b>Accepted Bldg</b>		0	<b>Total</b>	21,400

Northfield  
 Name: BLAKE, THOMAS  
 BLAKE, EDRIE

**Valuation Report**

02/14/2025

Page 174

Account: 22 Card: 1 of 1

Map/Lot: 005-002  
 Location: 188 Long Lake Road

Neighborhood 3 Long Lake  
 Tree Growth 1986  
 Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Gravel  
 TG PLAN YEAR.... 2017

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frt-DEV	250.00	50,000	100%		50,000
8.00	Acres-Softwood TG	136.00	860	100%		860
10.00	Acres-Mixed Wood TG	165.00	1,304	100%		1,304
19.00	Acres-Hardwood TG	129.00	1,936	100%		1,936
1.00	Acres-Woods Road	1,500.00	1,500	100%		1,500
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
0.99	Acres-Wasteland	50.00	50	100%		50
Total Acres 40.00						Land Total 61,650

Dwelling Description				Replacement Cost New		
Log Home	One Story	936 Sqft	Grade B 100	Base		110,503
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	700 Sqft, Grade C	Basement Gar	None	Fin Bsmt		7,084
Heating	100% Floor/Wall	Cooling	0% None	Heat		-2,626
Rooms	3					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	1/2 Finished			Attic		9,111
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	124,072			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
None		Generator Only		91%	100% 95%	107,260			
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2000	488	C 100	2,389	Ava.	91%	100%	95%	2,065
Encl Frame Porch	1990	210	C 100	3,336	Ava-	76%	100%	95%	2,408
Encl Frame Porch	1980	140	D 100	2,062	Ava-	68%	100%	95%	1,332
Outbuilding Total									5,805
<b>Acpt Land</b>		61,700	<b>Accepted Bldg</b>		113,100	<b>Total</b>		174,800	

Northfield  
 Name: SPLITTGERBER, GARY R  
 SPLITTGERBER, JUDY L

**Valuation Report**

02/14/2025

Page 175

Account: 220 Card: 1 of 1

Map/Lot: 005-003  
 Location: E SIDE LONG LAKE

Neighborhood 3 Long Lake  
 Tree Growth 2007  
 Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities  
 Street Gravel  
 TG PLAN YEAR.... 2020

**Sale Data**  
 Sale Date 09/07/2005  
 Sale Price 120,000  
 Sale Type Land Only  
 Financing .....  
 Verified Buyer  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 3 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
29.00	Acres-Softwood TG	136.00	3,116	100%		3,116
12.00	Acres-Mixed Wood TG	165.00	1,564	100%		1,564
2.00	Acres-Hardwood TG	129.00	204	100%		204
Total Acres 43.00			Land Total			4,884
<b>Acpt Land</b>		4,900	<b>Accepted Bldg</b>		0	<b>Total</b>
						4,900

Northfield  
 Name: HARTEM, BRIAN W  
 HARTEM, NOEL J

**Valuation Report**

02/14/2025

Page 176

Account: 40 Card: 1 of 1

Map/Lot: 005-004  
 Location: 8 LONG LAKE RD

Neighborhood 3 Long Lake  
 Tree Growth 2023  
 Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities Septic System  
 Street Gravel  
 TG PLAN YEAR.... 2023

**Sale Data**  
 Sale Date 05/08/2017  
 Sale Price 175,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2 TREE GROWTH  
 Tran/Land/Bldg 7 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Lake Homesite (Fract)	42,500.00	60,104	100%		60,104
9.00	Acres-Softwood TG	136.00	967	100%		967
32.50	Acres-Mixed Wood TG	165.00	4,236	100%		4,236
0.50	50' R-Gravel Road - 50'	2,500.00	1,250	100%		1,250
1.00	Site -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 44.00			Land Total			69,557

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	1,080 Sqft	Grade C 100	Base		142,134
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	4					
Bedrooms	2	Add Fixtures	1			
Baths	1	Half Baths	0	Plumbing		719
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total	
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Value(Rcnld)	
2007	0	Modern	Modern	Average	95%	100%	100%	142,853	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		95%	100%	100%	135,710		
Outbuildings/ Additions/ Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	2008	240	C 100	3,689	Avq.	95%	100%	100%	3,505
Outbuilding Total									3,505
<b>Acpt Land</b>		69,600		<b>Accepted Bldg</b>		139,200		<b>Total</b>	208,800



Northfield  
 Name: HARTEM, BRIAN W  
 HARTEM, NOEL J

**Valuation Report**

02/14/2025

Page 177

Account: 144 Card: 1 of 1

Map/Lot:  
 Location:

005-005  
 39 Spider Hill Drive

Neighborhood 3 Long Lake  
 Tree Growth 1994  
 Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities Drilled Well  
 Street Gravel  
 TG PLAN YEAR.... 2020

**Sale Data**  
 Sale Date 05/04/2022  
 Sale Price 85,700  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2 990'SF TG NEW  
 Tran/Land/Bldg 7 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Lake Homesite (Fract)	42,500.00	42,500	100%		42,500
32.50	Acres-Mixed Wood TG	165.00	4,236	100%		4,236
9.00	Acres-Softwood TG	136.00	967	100%		967
0.50	Acres-Woods Road	1,500.00	750	100%		750
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
1.00	Acres-Rear Land 1-50	500.00	500	100%		500
Total Acres 44.00						Land Total 54,953

Dwelling Description				Replacement Cost New		
Conventional	Two Story	240 Sqft	Grade D 100	Base		25,501
Exterior	Composition	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-2,282
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-905
Rooms	2					
Bedrooms	1	Add Fixtures	0			
Baths	0	Half Baths	0	Plumbing		-1,768
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	Inadeq.			20,546
1994	0	Obsolete	Obsolete	Average				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)			
No Electricity	None	88%	77%	100%	13,922			

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1995	912	C 100	23,501	Avq.	88%	100%	100%	20,681
Finished Attic	1995	912	C 100	11,992	Avq.	88%	100%	100%	10,553
Wood Deck	1995	1174	C 100	5,544	Avq.	88%	100%	100%	4,879
Canopy	2000	144	D 100	1,520	Avq-	84%	100%	100%	1,277
One Story Frame	1994	240	D 100	4,781	Avq.	88%	100%	100%	4,207
Outbuilding Total									41,597

**Acpt Land** 55,000 **Accepted Bldg** 55,500 **Total** 110,500

Northfield  
 Name: DOWLING, HARTWELL

**Valuation Report**

02/14/2025

Page 178

Map/Lot:

005-006

Account: 281 Card: 1 of 1

Location:

52 Spider Hill Drive

Neighborhood 3 Long Lake  
 Tree Growth 1993  
 Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities  
 Street Gravel  
 TG PLAN YEAR.... 2016

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
13.00	Acres-Mixed Wood TG	165.00	1,695	100%		1,695
21.00	Acres-Softwood TG	136.00	2,256	100%		2,256
10.00	Acres-Hardwood TG	129.00	1,019	100%		1,019
1.00	Acres-Woods Road	1,500.00	1,500	100%		1,500
Total Acres 45.00					Land Total	6,470

<b>Acpt Land</b>	6,500	<b>Accepted Bldg</b>	0	<b>Total</b>	6,500
------------------	-------	----------------------	---	--------------	-------

Northfield  
 Name: YORK, KEITH W  
 YORK, DENISE E

**Valuation Report**

02/14/2025

Page 179

Map/Lot: 005-007

Account: 55 Card: 1 of 1

Location: 213 Two Lakes Drive

Neighborhood 6 Bog Lake East

Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Semi-Improved  
 TG PLAN YEAR.... 2018

**Sale Data**  
 Sale Date 03/29/2017  
 Sale Price 200,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) 1 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 218	\$/FF -Lake Frt-DEV	500.00	99,544	100%		99,544
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
5.00	Acres-Softwood TG	136.00	537	100%		537
32.00	Acres-Mixed Wood TG	165.00	4,171	100%		4,171
1.00	Acres-Rear Land 1-50	500.00	500	100%		500
Total Acres 39.00						Land Total 110,752

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	864 Sqft	Grade B 100	Base	102,002
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	2,245
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,424
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	Modern	Modern	Above Average	Typical	101,823
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		88%	100%	100%
						<b>Value(Rcnld)</b>
						89,604

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1989	320	B 100	1,971	Avq+	88%	100%	100%	1,734
One Story Frame	2000	140	C 100	3,401	Avq.	91%	100%	100%	3,095
Frame Shed	1989			---- SOUND VALUE ----				500	
Frame Shed	1989			---- SOUND VALUE ----				300	
Outbuilding Total									5,629

**Acpt Land** 110,800 **Accepted Bldg** 95,200 **Total** 206,000

Northfield  
Name: COX, ROBERT

**Valuation Report**

02/14/2025

Page 180

Map/Lot: 005-007-1

Account: 443 Card: 1 of 1

Location: 209 TWO LAKES DRIVE

Neighborhood 6 Bog Lake East  
Tree Growth 1986  
Zoning/Use None  
Topography Rolling  
Utilities  
Street Gravel

**Sale Data**  
Sale Date 08/11/2014  
Sale Price 0  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Related Parties

Reference 1  
Reference 2  
Tran/Land/Bldg 0 0 0  
1ST 0 2ND 0  
Exemption(s) 1 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
202 X 218	\$/FF -Lake Frt-DEV	500.00	100,540	100%		100,540
1.30	Acres-Rear Land 1-50	500.00	650	100%		650
Total Acres 2.31					Land Total	101,190

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	832 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	Concrete Block	Basement	Dry Full Bmt	Basement	-478
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,870
Rooms	2				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,156
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	3%			Unfinished	-230

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2006	0	Typical	Typical	Average	Typical	74,778	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
Incomplete		None		94%	40%	100%	28,117

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Overnight Cabin	1963	192	C 100	3,202	Avg.	70%	100%	100%	2,241
Encl Frame Porch	1963	96	D 100	1,638	Avg.	70%	100%	100%	1,147
Outbuilding Total									3,388

**Acpt Land** 101,200 **Accepted Bldg** 31,500 **Total** 132,700

**Valuation Report**

Account: 354 Card: 1 of 1

Location: 20 Carry Ridge Road

Neighborhood 6 Bog Lake East  
 Tree Growth 1986  
 Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Gravel  
 TG PLAN YEAR.... 2012

Reference 1  
 Reference 2 Tree Growth  
 Tran/Land/Bldg 7 1 0  
 1ST 0 2ND 0  
 Exemption(s) 1 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
220 X 200	\$/FF -Lake Frontage	300.00	62,929	100%		62,929
20.00	Acres-Hardwood TG	129.00	2,038	100%		2,038
20.00	Acres-Mixed Wood TG	165.00	2,607	100%		2,607
0.99	Acres-Woods Road	1,500.00	1,485	100%		1,485
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 42.00						Land Total 75,059

Dwelling Description				Replacement Cost New		
Contemporary	One & 1/2 Story	1,276 Sqft	Grade A 110	Base		277,083
Exterior	Vinyl/Aluminum	Masonry Trim	3Sqft	Trim		28
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		2,421
						0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	110% Hot Water BB	Cooling	0% None	Heat		2,088
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		5,930
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	Percent Good			Value	
2007	0	Modern	Modern	Average	Phy	Func	Econ	Rcnld	
								287,550	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		95%	100%	100%	273,172		
Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	2007	72	A 110	1,341	Avq.	95%	100%	100%	1,274
Frame Garage	2007	780	A 110	33,303	Avq.	95%	100%	100%	31,638
Finished Attic	2007	780	A 110	18,158	Avq.	95%	50%	100%	8,625
Outbuilding Total								41,537	
<b>Acpt Land</b>		75,100		<b>Accepted Bldg</b>		314,700		<b>Total</b>	389,800

Northfield  
 Name: Wells, Thomas T

**Valuation Report**

02/14/2025  
 Page 182  
 005-009

Account: 283 Card: 1 of 1  
 Map/Lot: Location:

Neighborhood 6 Bog Lake East

Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 8 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frontage	300.00	60,000	100%		60,000
200 X 220	\$/FF -Lake Frontage	300.00	60,000	70%	Excess Frt	42,000
400 X 220	\$/FF -Lake Frontage	300.00	120,000	50%	Excess Frt	60,000
670 X 220	\$/FF -Lake Frontage	300.00	201,000	35%	Excess Frt	0
670 X 220	\$/FF -Lake Frontage	3,000.00	6,000	50%	Size/Shape	35,175
34.58	Acres-Rear Land 1-50	500.00	17,290	100%		17,290
Total Acres 42.00					Land Total	214,465

<b>Acpt Land</b>	214,500	<b>Accepted Bldg</b>	0	<b>Total</b>	214,500
------------------	---------	----------------------	---	--------------	---------

Account: 411 Card: 1 of 1

Neighborhood 6 Bog Lake East  
Tree Growth 2011  
Zoning/Use Shoreland - Residential  
Topography Rolling  
Utilities NoneSeptic System  
Street Gravel  
TG PLAN YEAR.... 2023

Reference 1

Reference 2

Tran/Land/Bldg 7 8 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Lake Homesite (Fract)	85,000.00	85,000	100%		85,000
2.00	Acres-Rear Land 1-50	500.00	1,000	100%		1,000
31.00	Acres-Softwood TG	136.00	3,331	100%		3,331
5.00	Acres-Mixed Wood TG	165.00	652	100%		652
1.00	Site -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	Acres-Woods Road	1,500.00	1,500	100%		1,500
Total Acres 40.00						94,483

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	768 Sqft	Grade B 100	Base	90,669
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	1,078
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	2,245
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,155
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			
2007	0	Modern	Modern	Average	Typical	91,837			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
Incomplete		No Electricity		95%	90%	90%			
						70,669			
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	2006	180	B 100	2,750	Avg.	95%	90%	90%	2,116
						<b>Outbuilding Total</b>	<b>2,116</b>		
<b>Acpt Land</b>		94,500	<b>Accepted Bldg</b>		72,800	<b>Total</b>		167,300	

Neighborhood 3 Long Lake

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

Reference 1

Reference 2 NEED PHOTO

Tran/Land/Bldg 4 8 0

1ST 0 2ND 0

Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frt-DEV	250.00	50,000	100%		50,000
200 X 220	\$/FF -Lake Frt-DEV	250.00	50,000	70%	Excess Frt	35,000
400 X 220	\$/FF -Lake Frt-DEV	250.00	100,000	50%	Excess Frt	50,000
325 X 220	\$/FF -Lake Frt-DEV	250.00	81,250	35%	Excess Frt	28,438
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
32.46	Acres-Rear Land 1-50	500.00	16,230	100%		16,230
Total Acres 38.14					Land Total	185,668

Dwelling Description				Replacement Cost New	
Seasonal Camp	One Story	704 Sqft	Grade SC100	Base	44,963
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	-3,334
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,069
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	-321
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	None	None	Fair	Typical	40,239
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
Overbuilt	Location	65%	73%	100%	19,093	

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnd
Wood Deck	1990	160	SC100	581	Fair	65%	73%	100%		276
Solar Electric Panels	1990			---- S O U N D V A L U E ----						500
Shoreside Deck/Dock	1990			---- S O U N D V A L U E ----						1,000
Outbuilding Total										1,776

<b>Acpt Land</b>	185,700	<b>Accepted Bldg</b>	20,900	<b>Total</b>	206,600
------------------	---------	----------------------	--------	--------------	---------



Neighborhood 3 Long Lake

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

Reference 1  
Reference 2  
Tran/Land/Bldg 4 0 0  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

<b>Dwelling Description</b>				<b>Replacement Cost New</b>	
Conventional	One Story	1,120 Sqft	Grade A 100	Base	154,830
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	1,932
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,725
Heating	100% Floor/Wall	Cooling	0% None	Heat	-3,864
Rooms	4				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	12,472
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

<b>Dwelling Condition</b>							<b>Layout</b>			<b>Total</b>
<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Percent Good</b>		<b>Value(Rcnld)</b>
2010	0	Modern	Modern	Good	95%	100%	100%			167,095
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>		<b>Func. %</b>		<b>Econ. %</b>		<b>Value(Rcnld)</b>
None		None		95%		100%		100%		158,740
<b>Outbuildings/Additions/Improvements</b>							<b>Percent Good</b>			<b>Value Rcnld</b>
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
Open Frame Porch	2010	735	A 100	10,060	Good	95%	100%	100%	9,557	
Frame Shed	2014	672	D 100	5,403	Good	95%	100%	100%	5,133	
Frame Shed	2014	98	E 100	766	Avg.	95%	100%	100%	728	
<b>Outbuilding Total</b>										<b>15,418</b>
<b>Acpt Land</b>			0	<b>Accepted Bldg</b>		174,200	<b>Total</b>		174,200	

Northfield  
Name: SCZYMECKI, JOHN

**Valuation Report**

02/14/2025

Page 186

Map/Lot:

005-011

Account: 248

Location:

120 Carry Ridge Road

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	185,700	20,900	206,600	185,700	20,900	206,600
2	0	174,200	174,200	0	174,200	174,200
<b>TOTAL</b>	185,700	195,100	380,800	185,700	195,100	380,800

Northfield  
 Name: SMITH, TRACY J

**Valuation Report**

02/14/2025

Page 187

Map/Lot:

005-011-001

Location:

CARRY RIDGE RD

Account: 482 Card: 1 of 1

Neighborhood 3 Long Lake

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Gravel

**Sale Data**  
 Sale Date 09/11/2023  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
1.86	Acres-Rear Land 1-50	500.00	930	100%		930
Total Acres 2.86					Land Total	20,930

**Acpt Land** 20,900 **Accepted Bldg** 0 **Total** 20,900

Northfield  
 Name: THE SENNETT HOMESTEAD INC

**Valuation Report**

02/14/2025

Page 188

Map/Lot:

005-012

Account: 249 Card: 1 of 1

Location:

Sennett Island

Neighborhood 6 Bog Lake East  
 Tree Growth 1977  
 Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Gravel  
 TG PLAN YEAR.... 2016

**Sale Data**  
 Sale Date 05/11/2015  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1 No bldg inspection

Reference 2

Tran/Land/Bldg 1 8 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 218	\$/FF -Lake Frt-DEV	500.00	99,544	100%		99,544
0.00	Acres-Hardwood TG	500.00	930	100%		0
40.00	Acres-Softwood TG	136.00	4,298	100%		4,298
40.00	Acres-Mixed Wood TG	165.00	5,214	100%		5,214
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 81.00			Land Total			115,056

**Acpt Land** 115,100 **Bldg Override** 20,000 **Total** 135,100

Northfield  
 Name: Boone, John L  
 Boone, Victoria M  
 Account: 352 Card: 1 of 1

**Valuation Report**

02/14/2025  
 Page 189  
 Map/Lot: 006-001  
 Location: 2124 NORTHFIELD RD

Neighborhood 1 Route 192

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 8  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
12.00	Acres-Rear Land 1-50	500.00	6,000	100%		6,000
0.00	Site -Lot Improvements	136.00	4,298	100%		0
Total Acres 13.00						Land Total 26,000

**Dwelling Description**

**Replacement Cost New**

Seasonal Camp	One Story	360 Sqft	Grade SC100	Base	22,992
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	-2,224
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-820
Rooms	1				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,423
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-164
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2004	0	Obsolete	None	Above Average	Typical	18,361	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		94%	86%	100%	14,843

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2004	24	SC100	255	Avq+	94%	86%	100%	206
Outbuilding Total									206

<b>Acpt Land</b>	26,000	<b>Accepted Bldg</b>	15,000	<b>Total</b>	41,000
------------------	--------	----------------------	--------	--------------	--------

Northfield  
 Name: DOMINGUEZ, MARIKA  
 BRATT, VINCENT

**Valuation Report**

02/14/2025

Page 190

Map/Lot:

006-001-A

Account: 351 Card: 1 of 1

Location:

2148 NORTHFIELD RD

Neighborhood 1 Route 192

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Paved

**Sale Data**  
 Sale Date 05/08/2023  
 Sale Price 90,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 8 1 98

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	10,000.00	10,000	100%		10,000
22.00	Acres-Rear Land 1-50	500.00	11,000	100%		11,000
Total Acres 23.00						21,000
						Land Total

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Garage	2008	288	D 100	6,409	Avg.	95%	100%	100%		6,089
Storage Trailer	0									200
----- S O U N D V A L U E -----										
Outbuilding Total										6,289

**Acpt Land** 21,000 **Accepted Bldg** 6,300 **Total** 27,300

Northfield  
 Name: DOMINGUEZ, MARIKA  
 BRATT, VINCENT

**Valuation Report**

02/14/2025

Page 191

Map/Lot:

006-001-B

Account: 381 Card: 1 of 1

Location:

NORTHFIELD RD

Neighborhood 1 Route 192

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 8 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	10,000.00	10,000	100%		10,000
2.50	Acres-Rear Land 1-50	500.00	1,250	100%		1,250
Total Acres 3.50					Land Total	11,250

**Acpt Land** 11,300 **Accepted Bldg** 0 **Total** 11,300

Neighborhood 1	Route 192	<b>Sale Data</b>
Zoning/Use	None	Sale Date 06/10/2015
Topography	Rolling	Sale Price 140,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 0  
1ST 0 2ND 0  
Exemption(s) 1 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
2.34	Acres-Rear Land 1-50	500.00	1,170	100%		1,170
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Land Total						27,170

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	720 Sqft	Grade D 100	Base		77,700
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		747
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		255
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		1,179
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	Typical	Typical	Average	Typical	79,881
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnd)</b>
None		None		57%	100%	45,532

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnd
Frame Garage	1940	720	C 100	18,675	Fair	26%	100%	100%		4,856
Frame Shed	1940	200	E 100	1,214	Fair	26%	100%	100%		316
Storage Trailer	1940									1,000
----- S O U N D V A L U E -----										
Outbuilding Total										6,172

<b>Acpt Land</b>	27,200	<b>Accepted Bldg</b>	51,700	<b>Total</b>	78,900
------------------	--------	----------------------	--------	--------------	--------



Northfield  
 Name: MACE, TIMOTHY F

**Valuation Report**

02/14/2025  
 Page 193  
 006-002-001  
 NORTHFIELD RD

Account: 461 Card: 1 of 1  
 Map/Lot: Location:

Neighborhood 1 Route 192

Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	10,000.00	10,000	100%		10,000	
50.00	Acres-Rear Land 1-50	500.00	25,000	100%		25,000	
22.66	Acres-Rear Land 2 - 51+	400.00	9,064	100%		9,064	
Total Acres 73.66					Land Total	44,064	
<b>Acpt Land</b>		44,100	<b>Accepted Bldg</b>		0	<b>Total</b>	44,100

Northfield

**Valuation Report**

02/14/2025

Name: REYNOLDS, SCOTT F

Page 194

REYNOLDS, HEIRS OF NORMAN

Map/Lot:

006-003+004

Account: 227 Card: 1 of 1

Location:

ROUTE 192

Neighborhood 1 Route 192  
 Tree Growth 1978  
 Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Paved  
 TG PLAN YEAR.... 2009

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 3 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
15.00	Acres-Wasteland	50.00	750	100%		750	
5.00	Acres-Hardwood TG	129.00	510	100%		510	
9.00	Acres-Softwood TG	136.00	967	100%		967	
55.00	Acres-Mixed Wood TG	165.00	7,169	100%		7,169	
Total Acres 84.00					Land Total	9,396	
<b>Acpt Land</b>		9,400	<b>Accepted Bldg</b>		0	<b>Total</b>	9,400

Northfield  
 Name: REYNOLDS, DONALD E

**Valuation Report**

02/14/2025

Page 195

Map/Lot:

006-004-1

Location:

ROUTE 192

Account: 455 Card: 1 of 1

Neighborhood 1 Route 192  
 Tree Growth 1978  
 Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Paved

**Sale Data**  
 Sale Date 12/19/2014  
 Sale Price 15,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 0 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

		Land Description		Total	Fctr	Influence	Value
Units	Method - Description	Price/Unit					
24.00	Acres-Mixed Wood TG	165.00		3,128	100%		3,128
Total Acres 24.00					Land Total		3,128
<b>Accpt Land</b>		3,100	<b>Accepted Bldg</b>	0	<b>Total</b>		3,100

Northfield  
 Name: REYNOLDS, SCOTT F

**Valuation Report**

02/14/2025  
 Page 196  
 006-005

Map/Lot:  
 Location:

Account: 103 Card: 1 of 1

Neighborhood 1 Route 192  
 Tree Growth 2009  
 Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Paved  
 TG PLAN YEAR.... 2009

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
58.00	Acres-Mixed Wood TG	165.00	7,560	100%		7,560
13.00	Acres-Wasteland	50.00	650	100%		650
Total Acres 71.00					Land Total	8,210

**Acpt Land** 8,200 **Accepted Bldg** 0 **Total** 8,200

Northfield  
 Name: VERBURGHT II, STEPHEN L  
 DOWLING, NICOLE C

**Valuation Report**

02/14/2025  
 Page 197  
 006-008

Account: 252 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 1 Route 192

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Paved

<b>Sale Data</b>	
Sale Date	10/06/2023
Sale Price	15,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	10,000.00	10,000	100%		10,000
2.50	Acres-Rear Land 1-50	500.00	1,250	100%		1,250
Total Acres 3.50					Land Total	11,250

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

**Valuation Report**

Neighborhood 2 Side Road - Rural

Zoning/Use None  
Topography Rolling  
Utilities  
Street Gravel

**Sale Data**  
Sale Date 12/09/2014  
Sale Price 0  
Sale Type Land Only  
Financing Unknown  
Verified Public Record  
Validity Related Parties

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 0  
1ST 0 2ND 0  
Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
39.00	Acres-Rear Land 1-50	500.00	19,500	100%		19,500
Total Acres 40.00					Land Total	39,500

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	576 Sqft	Grade C 90	Base	50,165
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	596
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,266
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,192
Rooms	4				
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	Typical	Typical	Average	Typical	43,303
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		95%	100%	100%
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>
Description	Year	Units	Grade	RCN	Cond	Phy
Frame Shed	2022			----	SOUND	VALUE
						-----
Outbuilding Total						5,000

**Acpt Land** 39,500 **Accepted Bldg** 46,100 **Total** 85,600

Neighborhood 6 Bog Lake East

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

Reference 1

Reference 2

Tran/Land/Bldg 8 8 8

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
200 X 220	\$/FF -Lake Frt-DEV	500.00	100,000	100%		100,000	
200 X 220	\$/FF -Lake Frt-DEV	500.00	100,000	70%	Excess Frt	70,000	
245 X 220	\$/FF -Lake Frt-DEV	500.00	122,500	50%	Excess Frt	61,250	
3.84	Acres-Rear Land 1-50	500.00	1,920	100%		1,920	
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 7.10						Land Total	239,170

**Dwelling Description**

**Replacement Cost New**

Log Home	One Story	520 Sqft	Grade D 100	Base	41,262
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	-3,404
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-981
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,768
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-490
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	Typical	None	Average	Typical	34,619
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
No Electricity		None		80%	81% 100%	22,433

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1980	208	D 100	1,658	Avg.	80%	81%	100%	1,074
Frame Shed	1980	126	D 100	1,458	Avg.	80%	81%	100%	944
Outbuilding Total									2,018

**Acpt Land**

239,200

**Accepted Bldg**

24,500

**Total**

263,700

Northfield  
 Name: BUDDEN, RONALD  
 BUDDEN, JANICE P

**Valuation Report**

02/14/2025

Page 200

Account: 30 Card: 1 of 1

Map/Lot:  
 Location:

007-002  
 147 FOSTER MILL RD

Neighborhood 6 Bog Lake East

Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities  
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 8 8

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
185 X 220	\$/FF -Lake Frt-DEV	500.00	92,500	100%		92,500
1.05	Acres-Rear Land 1-50	500.00	525	100%		525
0.00	Site -Lot Improvements	500.00	122,500	100%		0
Total Acres 1.98						Land Total 93,025

**Dwelling Description**

**Replacement Cost New**

Seasonal Camp	One Story	320 Sqft	Grade SC100	Base	20,438
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	-2,095
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-729
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,423
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-243
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1960	0	Typical	None	Fair	Typical	15,948			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
No Electricity		No Electricity		30%	81%	90%			
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1960	80	SC100	1,194	Fair	30%	81%	90%	261
<b>Outbuilding Total</b>									<b>261</b>

**Acpt Land** 93,000 **Accepted Bldg** 3,700 **Total** 96,700



**Valuation Report**

Account: 384 Card: 1 of 1

Location: SMITH LANDING RD

Neighborhood 6 Bog Lake East

Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities  
 Street Gravel

**Sale Data**  
 Sale Date 07/16/2009  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 8 8  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frt-DEV	500.00	100,000	100%		100,000
025 X 220	\$/FF -Lake Frt-DEV	500.00	12,500	70%	Excess Frt	8,750
1.56	Acres-Rear Land 1-50	500.00	780	100%		780
0.00	Site -Lot Improvements	500.00	1,920	100%		0
Total Acres 2.70						Land Total 109,530

**Dwelling Description**

**Replacement Cost New**

Seasonal Camp	One Story	380 Sqft	Grade SC100	Base	24,270
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Wood Shingles	Roof	245
					0
					0
Foundation	Piers	Basement	None	Basement	-2,288
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-865
Rooms	1				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,423
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-288
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Typical	None	Fair	Typical	19,651
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
No Electricity		No Electricity		41%	81%	90%
						Value Rcnld 5,873

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Open Frame Porch	1960	114	SC100	782	Fair	41%	81%	90%		234
<b>Outbuilding Total</b>										234

**Acpt Land** 109,500 **Accepted Bldg** 6,100 **Total** 115,600

Neighborhood 6 Bog Lake East

Zoning/Use Shoreland - Residential  
Topography Rolling  
Utilities Septic SystemLake Water  
Street Street Surface

Reference 1

Reference 2 ADD NEW HOUISE?

Tran/Land/Bldg 7 8 8

1ST 0 2ND 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frt-DEV	500.00	100,000	100%		100,000
200 X 220	\$/FF -Lake Frt-DEV	500.00	100,000	70%	Excess Frt	70,000
400 X 220	\$/FF -Lake Frontage	300.00	120,000	50%	Excess Frt	60,000
7.36	Acres-Rear Land 1-50	500.00	3,680	100%		3,680
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 11.40						Land Total 239,680

Dwelling Description				Replacement Cost New		
Conventional	One Story	670 Sqft	Grade C 100	Base		64,835
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		-4,885
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-1,541
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	1/2 Finished			Attic		6,245
FirePlaces	1			Fireplace		2,875
Insulation	Minimal			Insulation		-462
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Layout			Total		
2000	0	Typical	Typical	Above Average	Typical			67,067		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
No Electricity		Generator Only		92%	90%	95%	52,755			
Outbuildings/Additions/Improvements							Percent Good		Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Overnight Cabin	2005	306	C 100	5,103	Avq.	94%	100%	95%	4,557	
One Story Frame	2018	120	C 100	2,914	Avq.	95%	100%	95%	2,630	
Wood Deck	2018	50	C 100	374	Avq.	95%	100%	95%	337	
One Story Frame	2022	144	C 100	3,497	Avq.	95%	100%	95%	3,156	
Barn	2022	884	A 100	18,599	Avq.	95%	100%	95%	16,786	
Outbuilding Total									27,466	

**Acpt Land** 239,700 **Accepted Bldg** 80,200 **Total** 319,900

Northfield  
 Name: Sturgeon, Steven A  
 Sturgeon, Mary

**Valuation Report**

02/14/2025

Page 203

Account: 71 Card: 1 of 1

Map/Lot:  
 Location:

007-004  
 265 Foster Mill Road

Neighborhood 6 Bog Lake East

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

Reference 1 cell 508-454-2479

Reference 2

Tran/Land/Bldg 0 8 1

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
200 X 220	\$/FF -Lake Frt-DEV	500.00	100,000	100%		100,000	
200 X 220	\$/FF -Lake Frt-DEV	500.00	100,000	70%	Excess Frt	70,000	
400 X 220	\$/FF -Lake Frt-DEV	500.00	200,000	50%	Excess Frt	100,000	
075 X 220	\$/FF -Lake Frt-DEV	500.00	37,500	35%	Excess Frt	13,125	
0.58	Acres-Rear Land 1-50	500.00	290	100%		290	
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 5.00						Land Total	289,415

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	840 Sqft	Grade B 100	Base	94,447
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	600 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,072
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,357
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	Modern	Modern	Good	Typical	98,162
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None						
<b>Economic Obsolescence</b>				<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
Generator Only				95%	100%	95%
						88,591

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2010	30	B 100	344	Good	95%	100%	95%	311
Wood Deck	2010	25	B 100	315	Good	95%	100%	95%	284
Frame Garage	2023	728	B 100	23,029	Good	95%	100%	95%	20,784
Outbuilding Total									21,379

**Acpt Land** 289,400 **Accepted Bldg** 110,000 **Total** 399,400

**Valuation Report**

Account: 92 Card: 1 of 1 Map/Lot: Location:

Neighborhood 6	Bog Lake East	<b>Sale Data</b>
Tree Growth	1979	Sale Date
Zoning/Use	Shoreland - Residential Shoreland - Resource	Sale Price
Topography	Rolling	Sale Type
Utilities		Financing
Street	Gravel	Verified
TG PLAN YEAR....	2017	Validity

Reference 1  
 Reference 2 FARMLAND - BLUEBERRY STATUS  
 Tran/Land/Bldg 6 5 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

		Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value		
26.00	Acres-Softwood F&O	136.00	2,793	100%		2,793		
240.00	Acres-Mixed Wood TG	165.00	31,284	100%		31,284		
51.00	Acres-Hardwood F&O	129.00	5,197	100%		5,197		
79.00	Acres-Wasteland	50.00	3,950	100%		3,950		
1.00	Acres-Gravel Pit	5,000.00	5,000	100%		5,000		
1.00	50' R-Gravel Road - 50'	2,500.00	2,500	100%		2,500		
55.00	Acres-Blueberries	2,000.00	110,000	50%	Unimproved	55,000		
Total Acres 453.00					Land Total	105,724		
<b>Acpt Land</b>		105,700	<b>Accepted Bldg</b>		0	<b>Total</b>	105,700	

Northfield  
 Name: FOSTER INC, R H

**Valuation Report**

02/14/2025  
 Page 205  
 007-005-001

Account: 328 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 6 Bog Lake East

Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities  
 Street Gravel

Sale Data	
Sale Date	09/22/2023
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 8 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
200 X 220	\$/FF -Lake Frontage	300.00	60,000	100%		60,000	
012 X 220	\$/FF -Lake Frontage	300.00	3,600	70%	Excess Frt	2,520	
1.23	Acres-Rear Land 1-50	500.00	615	100%		615	
Total Acres 2.30					Land Total	63,135	
<b>Acpt Land</b>		63,100	<b>Accepted Bldg</b>		0	<b>Total</b>	63,100

Northfield  
 Name: FOSTER INC, R H

**Valuation Report**

02/14/2025  
 Page 206  
 007-005-002

Account: 327 Card: 1 of 1  
 Map/Lot: Location:

Neighborhood 6 Bog Lake East

Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities  
 Street Gravel

**Sale Data**  
 Sale Date 09/23/2023  
 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 8 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
200 X 220	\$/FF -Lake Frontage	300.00	60,000	100%		60,000	
020 X 220	\$/FF -Lake Frontage	300.00	6,000	70%	Excess Frt	4,200	
0.09	Acres-Rear Land 1-50	500.00	45	100%		45	
Total Acres 1.20				Land Total		64,245	
<b>Acpt Land</b>		64,200	<b>Accepted Bldg</b>		0	<b>Total</b>	64,200

Northfield  
 Name: JOHNSON, LEONARD 4  
 JOHNSON, DIANNA A

**Valuation Report**

02/14/2025

Page 207

Account: 350 Card: 1 of 1

Map/Lot:  
 Location:

007-005-003  
 1 Moosehorn Lane

Neighborhood 6 Bog Lake East

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 8 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
200 X 220	\$/FF -Lake Frt-DEV	500.00	100,000	100%		100,000	
003 X 220	\$/FF -Lake Frt-DEV	500.00	1,500	70%	Excess Frt	1,050	
0.97	Acres-Rear Land 1-50	500.00	485	100%		485	
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 2.00						Land Total	107,535

**Dwelling Description**

**Replacement Cost New**

Log Home	One Story	1,080 Sqft	Grade B 100	Base	127,503
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	-4,995
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-3,030
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	9,919
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	Modern	Modern	Average	Typical	129,397			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
No Electricity		Generator Only		88%	90%	95%			
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1995	96	D 100	1,241	Avg.	88%	100%	95%	1,037
Encl Frame Porch	1995	198	B 100	3,898	Avg.	88%	90%	95%	2,933
Wood Deck	1995	390	B 100	2,364	Avg.	88%	90%	95%	1,778
						Percent Good			Value
						Outbuilding Total			5,748
<b>Acpt Land</b>		107,500	<b>Accepted Bldg</b>		103,100	<b>Total</b>		210,600	

Northfield  
 Name: Carll, William H  
 Carll, Susan

**Valuation Report**

02/14/2025  
 Page 208  
 007-005-004

Account: 313 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 6 Bog Lake East  
 Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities  
 Street Gravel

**Sale Data**  
 Sale Date 08/10/2005  
 Sale Price 106,000  
 Sale Type Land & Buildings  
 Financing .....  
 Verified Buyer  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 8 8  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frt-DEV	500.00	100,000	100%		100,000
011 X 220	\$/FF -Lake Frt-DEV	500.00	5,500	70%		3,850
1.23	Acres-Rear Land 1-50	500.00	615	100%		615
0.25	Islan-Lake Island	10,000.00	2,500	100%		2,500
Total Acres 2.55						Land Total 106,965

Dwelling Description				Replacement Cost New	
Seasonal Camp	One Story	396 Sqft	Grade SC100	Base	25,292
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	-2,340
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-902
Rooms	2				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,423
Attic	1/2 Finished			Attic	3,290
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-301
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout		Total
Built	Renovated	Kitchens	Baths	Condition					
1980	0	None	None	Below Average			Typical		23,616
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. %	Econ. %			Value(Rcnld)
None			None	68%	81%	100%			13,008

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good		Value Rcnld
Wood Deck	2000	120	D 100	570	Poor	65%	100%	100%	370
Outbuilding Total									370

**Acpt Land** 107,000 **Accepted Bldg** 13,400 **Total** 120,400



Northfield  
 Name: White, Cynthia A

**Valuation Report**

02/14/2025

Page 209

Map/Lot:

007-005-005

Account: 329 Card: 1 of 1

Location:

181 FOSTER MILL RD

Neighborhood 6 Bog Lake East

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

Reference 1

Reference 2

Tran/Land/Bldg 0 8 8

1ST 0 2ND 0

Exemption(s) 1 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frt-DEV	500.00	100.000	100%		100,000
012 X 220	\$/FF -Lake Frt-DEV	500.00	6,000	70%	Excess Frt	4,200
1.13	Acres-Rear Land 1-50	500.00	565	100%		565
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
0.25	Islan-Lake Island	10,000.00	2,500	100%		2,500
Total Acres 2.45						Land Total 113,265

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	1,480 Sqft	Grade C 100	Base	194,777
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	2		
Baths	2	Half Baths	0	Plumbing	3,594
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
2005	0	Modern	Modern	Average	Typical	198,371
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		Generator Only		94%	100% 95%	177,145

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2005	72	B 100	1,589	Avq.	94%	100%	95%	1,419
Open Frame Porch	2005	32	C 100	457	Avq.	94%	100%	95%	408
Encl Frame Porch	2005	300	C 100	4,394	Avq.	94%	100%	95%	3,923
Outbuilding Total									5,750

**Acpt Land**

113,300

**Accepted Bldg**

182,900

**Total**

296,200

Northfield  
 Name: SPANG BUILDERS INC

**Valuation Report**

02/14/2025  
 Page 210  
 007-005-006

Account: 353 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 6 Bog Lake East

Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities  
 Street Gravel

Sale Data	
Sale Date	03/25/2009
Sale Price	25,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1 Moosehorn Lane - new house  
 Reference 2 Lot 6  
 Tran/Land/Bldg 4 8 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
200 X 220	\$/FF -Lake Frontage	300.00	60,000	100%		60,000	
011 X 220	\$/FF -Lake Frontage	300.00	3,300	70%	Excess Frt	2,310	
0.68	Acres-Rear Land 1-50	500.00	340	100%		340	
Total Acres 1.75			Land Total		62,650		
<b>Accpt Land</b>		62,700	<b>Accepted Bldg</b>		0	<b>Total</b>	
						62,700	

Northfield  
 Name: HAZELWOOD HANDYMAN INC

**Valuation Report**

02/14/2025  
 Page 211  
 007-005-007

Account: 421 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 6 Bog Lake East  
 Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities  
 Street Gravel

**Sale Data**  
 Sale Date 03/25/2009  
 Sale Price 25,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Distressed Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 8 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frontage	300.00	60,000	100%		60,000
010 X 220	\$/FF -Lake Frontage	300.00	3,000	70%	Excess Frt	2,100
0.69	Acres-Rear Land 1-50	500.00	345	100%		345
Total Acres 1.75			Land Total			62,445
<b>Acpt Land</b>		62,400	<b>Accepted Bldg</b>		0	<b>Total</b>
						62,400

Northfield  
 Name: MICHAUD, ELAINE M  
 MICHAUD, THOMAS A JR

**Valuation Report**

02/14/2025  
 Page 212  
 007-005-008

Account: 326 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 6 Bog Lake East

Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities  
 Street Gravel

Sale Data	
Sale Date	08/22/2023
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 8 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
200 X 220	\$/FF -Lake Frontage	300.00	60,000	100%		60,000	
013 X 220	\$/FF -Lake Frontage	300.00	3,900	70%	Excess Frt	2,730	
1.62	Acres-Rear Land 1-50	500.00	810	100%		810	
Total Acres 2.70					Land Total	63,540	
<b>Acpt Land</b>		63,500	<b>Accepted Bldg</b>		0	<b>Total</b>	63,500

Northfield  
 Name: FOSTER INC, R H

**Valuation Report**

02/14/2025  
 Page 213  
 007-005-011

Account: 470 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 6 Bog Lake East

Zoning/Use Shoreland - Residential None  
 Topography Rolling  
 Utilities  
 Street Gravel

Sale Data	
Sale Date	10/11/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 8 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
200 X 220	\$/FF -Lake Frontage	300.00	60,000	100%		60,000	
002 X 220	\$/FF -Lake Frontage	300.00	600	70%	Excess Frt	420	
1.33	Acres-Rear Land 1-50	500.00	665	100%		665	
Total Acres 2.35			Land Total			61,085	
<b>Acpt Land</b>		61,100	<b>Accepted Bldg</b>		0	<b>Total</b>	61,100

Northfield  
 Name: FOSTER INC, R H

**Valuation Report**

02/14/2025  
 Page 214  
 007-005-012

Account: 471 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 6 Bog Lake East

Zoning/Use Shoreland - Residential None  
 Topography Rolling  
 Utilities  
 Street Gravel

Sale Data	
Sale Date	10/11/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 8 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frontage	300.00	60,000	100%		60,000
1.05	Acres-Rear Land 1-50	500.00	525	100%		525
Total Acres 2.06					Land Total	60,525
<b>Acpt Land</b>		60,500	<b>Accepted Bldg</b>		0	<b>Total</b>
						60,500

Northfield  
 Name: FOSTER INC, R H

**Valuation Report**

02/14/2025  
 Page 215  
 007-005-013

Account: 472 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 6 Bog Lake East  
 Zoning/Use Shoreland - Residential None  
 Topography Rolling  
 Utilities  
 Street Gravel

**Sale Data**  
 Sale Date 10/11/2012  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 8 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
200 X 220	\$/FF -Lake Frontage	300.00	60,000	100%		60,000	
001 X 220	\$/FF -Lake Frontage	300.00	300	70%	Excess Frt	210	
1.29	Acres-Rear Land 1-50	500.00	645	100%		645	
Total Acres 2.31					Land Total	60,855	
<b>Acpt Land</b>		60,900	<b>Accepted Bldg</b>		0	<b>Total</b>	60,900

Northfield  
 Name: FOSTER INC, R H

**Valuation Report**

02/14/2025  
 Page 216  
 007-005-014

Account: 473 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 6 Bog Lake East  
 Zoning/Use Shoreland - Residential None  
 Topography Rolling  
 Utilities  
 Street Gravel

**Sale Data**  
 Sale Date 10/11/2012  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 8 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frontage	300.00	60,000	100%		60,000
002 X 220	\$/FF -Lake Frontage	300.00	600	70%	Excess Frt	420
1.58	Acres-Rear Land 1-50	500.00	790	100%		790
Total Acres 2.60			Land Total			61,210
<b>Acpt Land</b>		61,200	<b>Accepted Bldg</b>		0	<b>Total</b>
						61,200



Northfield  
 Name: FOSTER INC, R H

**Valuation Report**

02/14/2025  
 Page 217  
 007-005-015

Account: 474 Card: 1 of 1  
 Map/Lot: Location:

Neighborhood 6	Bog Lake East	<b>Sale Data</b>
Zoning/Use	Shoreland - Residential None	Sale Date 10/11/2012
Topography	Rolling	Sale Price 0
Utilities		Sale Type Land Only
Street	Gravel	Financing Unknown
		Verified Public Record
		Validity Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 8 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
200 X 220	\$/FF -Lake Frontage	300.00	60,000	100%		60,000	
023 X 220	\$/FF -Lake Frontage	300.00	6,900	70%	Excess Frt	4,830	
1.21	Acres-Rear Land 1-50	500.00	605	100%		605	
Total Acres 2.34					Land Total	65,435	
<b>Acpt Land</b>		65,400	<b>Accepted Bldg</b>		0	<b>Total</b>	65,400

Northfield  
 Name: FOSTER INC, R H

**Valuation Report**

02/14/2025  
 Page 218  
 007-005-016

Account: 475 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 6 Bog Lake East  
 Zoning/Use Shoreland - Residential None  
 Topography Rolling  
 Utilities  
 Street Gravel

**Sale Data**  
 Sale Date 10/11/2012  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 8 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frontage	300.00	60,000	100%		60,000
005 X 220	\$/FF -Lake Frontage	300.00	1,500	70%	Excess Frt	1,050
0.82	Acres-Rear Land 1-50	500.00	410	100%		410
Total Acres 1.86			Land Total			61,460
<b>Acpt Land</b>		61,500	<b>Accepted Bldg</b>		0	<b>Total</b>
						61,500

Northfield  
 Name: FOSTER INC, R H

**Valuation Report**

02/14/2025  
 Page 219  
 007-005-017

Account: 476 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 6 Bog Lake East

Zoning/Use Shoreland - Residential None  
 Topography Rolling  
 Utilities  
 Street Gravel

Sale Data	
Sale Date	10/11/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 8 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
200 X 220	\$/FF -Lake Frontage	300.00	60,000	100%		60,000	
005 X 220	\$/FF -Lake Frontage	300.00	1,500	70%	Excess Frt	1,050	
0.54	Acres-Rear Land 1-50	500.00	270	100%		270	
Total Acres 1.58			Land Total			61,320	
<b>Acpt Land</b>		61,300	<b>Accepted Bldg</b>		0	<b>Total</b>	61,300

**Valuation Report**

Account: 483 Card: 1 of 1 Map/Lot: Location:

Neighborhood 6	Bog Lake East	<b>Sale Data</b>
Tree Growth	2011	Sale Date 11/20/2009
Zoning/Use	Shoreland - Residential Shoreland - Resource	Sale Price 0
Topography	Rolling	Sale Type Land Only
Utilities		Financing Unknown
Street	Gravel	Verified Public Record
TG PLAN YEAR....	2017	Validity Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 3 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
69.00	Acres-Softwood TG	136.00	7,413	100%		7,413
192.44	Acres-Mixed Wood TG	165.00	25,085	100%		25,085
61.00	Acres-Wasteland	50.00	3,050	100%		3,050
Total Acres 323.44			Land Total			55,548

<b>Outbuildings/Additions/Improvements</b>						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Class S Material	2016	2940	A 110	126.357	Avg+	95%	100%	100%	120,039
Canopy	2016	1120	B 100	8.081	Avg+	95%	100%	100%	7,677
						<b>Outbuilding Total</b>			<b>127,716</b>
<b>Acpt Land</b>		55,500	<b>Accepted Bldg</b>		127,700	<b>Total</b>		183,200	

Northfield  
 Name: LIBBY, DAVID M

**Valuation Report**

02/14/2025  
 Page 221  
 007-006

Account: 282 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 3 Long Lake  
 Tree Growth 1993  
 Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities  
 Street Gravel  
 TG PLAN YEAR.... 2015

**Sale Data**  
 Sale Date 04/01/2023  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1 TREE GROWTH  
 Reference 2 TREE GROWTH UPDATE  
 Tran/Land/Bldg 8 3 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
4.00	Acres-Softwood TG	136.00	430	100%		430	
6.00	Acres-Mixed Wood TG	165.00	782	100%		782	
26.00	Acres-Hardwood TG	129.00	2,650	100%		2,650	
3.00	Acres-Wasteland	50.00	150	100%		150	
2.00	Acres-Gravel Pit	5,000.00	10,000	100%		10,000	
Total Acres 41.00					Land Total	14,012	

**Acpt Land** 14,000 **Accepted Bldg** 0 **Total** 14,000

**Valuation Report**

Map/Lot:

007-006-A

Account: 311 Card: 1 of 1

Location:

227 FOSTER MILL RD

Neighborhood 6 Bog Lake East

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

**Sale Data**  
Sale Date 08/22/2023  
Sale Price 0  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 8 1

1ST 0 2ND 0

Exemption(s) 1 2 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frt-DEV	500.00	100,000	100%		100,000
006 X 220	\$/FF -Lake Frt-DEV	500.00	3,000	70%	Excess Frt	2,100
2.16	Acres-Rear Land 1-50	500.00	1,080	100%		1,080
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.20						Land Total 109,180

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	480 Sqft	Grade B 100	Base	77,068
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	
1990	0	Modern	Modern	Above Average	Typical	77,068	
<b>Functional Obsolescence</b>			<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
No Electricity		None		89%	90%	100%	61,731

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
Wood Deck	1990	667	B 100	3,918	Avq+	89%	90%	100%	3,138
Frame Garage	1990	384	C 100	10,228	Avq.	85%	100%	100%	8,694
Canopy	2000	96	C 100	1,619	Avq.	91%	100%	100%	1,473
One Story Frame	2013	168	B 100	4,978	Avq+	89%	100%	100%	4,430
<b>Outbuilding Total</b>									<b>17,735</b>

**Acpt Land**

109,200

**Accepted Bldg**

79,500

**Total**

188,700

Northfield  
 Name: GIBSON, ELWIN F JR

**Valuation Report**

02/14/2025

Page 223

Map/Lot:

007-007&008

Account: 101 Card: 1 of 1

Location:

199 Carry Ridge Road

Neighborhood 3 Long Lake  
 Tree Growth 1986  
 Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities  
 Street Gravel  
 TG PLAN YEAR.... 2012

Reference 1  
 Reference 2 check building  
 Tran/Land/Bldg 4 3 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acres-Woods Road	1,500.00	4,500	100%		4,500
36.00	Acres-Hardwood TG	129.00	3,669	100%		3,669
56.00	Acres-Softwood TG	136.00	6,017	100%		6,017
29.00	Acres-Mixed Wood TG	165.00	3,780	100%		3,780
2.00	Acres-Lake Homesite (Fract)	42,500.00	60,104	100%		60,104
Total Acres 126.00						78,070

Land Total

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	360 Sqft	Grade C 100	Base	34,837
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	-3,369
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,242
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
2000	0	Typical	Typical	Good	Typical	30,226
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		93%	100% 100%	28,110

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2000	48	C 100	599	Good	93%	100%	100%	557
Outbuilding Total									557

**Acpt Land**

78,100

**Accepted Bldg**

28,700

**Total**

106,800

Account: 48 Card: 1 of 1

Location:

Neighborhood 5 Fulton Lake East  
 Tree Growth 2008  
 Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Gravel  
 TG PLAN YEAR.... 2008

**Sale Data**  
 Sale Date 08/03/2006  
 Sale Price 90,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 3 8  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frontage	300.00	60,000	100%		60,000
11.00	Acres-Softwood TG	136.00	1,182	100%		1,182
9.14	Acres-Mixed Wood TG	165.00	1,191	100%		1,191
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 21.15						68,373

**Dwelling Description**

**Replacement Cost New**

Contemporary	One & 1/2 Story	1,632 Sqft	Grade A 100	Base	338,280
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	-8,446
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,391
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,313
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	Modern	Modern	Good	Typical	339,538
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None						322,561

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2008	900	A 100	34,800	Good	95%	100%	100%	33,060
Unfinished Attic	2008	900	A 100	4,054	Good	95%	100%	100%	3,851
Open Frame Porch	2008	388	A 100	5,433	Good	95%	100%	100%	5,161
Encl Frame Porch	2008	459	A 100	9,394	Good	95%	100%	100%	8,924
Wood Deck	2008	200	A 100	1,596	Good	95%	100%	100%	1,516
Wood Deck	2008	168	A 100	1,375	Good	95%	100%	100%	1,306
Frame Shed	2009								800
----- S O U N D V A L U E -----									800
Outbuilding Total									54,618

**Acpt Land** 68,400 **Accepted Bldg** 377,200 **Total** 445,600



Neighborhood 3 Long Lake  
Tree Growth 1986  
Zoning/Use Shoreland - Residential  
Topography Steep  
Utilities Dug WellCesspool  
Street Gravel  
TG PLAN YEAR.... 2019

Reference 1

Reference 2

Tran/Land/Bldg 0 8 1

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Lake Homesite (Fract)	42,500.00	42,500	100%		42,500	
1.00	Acres-Rear Land 1-50	500.00	500	100%		500	
17.50	Acres-Hardwood TG	129.00	1,783	100%		1,783	
4.00	Acres-Softwood TG	136.00	430	100%		430	
0.00	Acres-Mixed Wood TG	42,500.00	60,104	100%		0	
2.00	Site -Lot Improvements	3,000.00	6,000	75%	Unimproved	4,500	
Total Acres 23.50						Land Total	49,713

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	696 Sqft	Grade C 90	Base	82,438
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	-4,511
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,161
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	-648
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1990	0	Typical	Typical	Above Average	Typical	75,118	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		89%	100%	100%	66,855

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1990	192	C 90	925	Avq+	89%	100%	100%	823
Frame Shed	1990			----- S O U N D V A L U E -----					300
Frame Shed	1990	48	C 90	982	Avq+	89%	100%	100%	874
Outbuilding Total									1,997

<b>Acpt Land</b>	49,700	<b>Accepted Bldg</b>	68,900	<b>Total</b>	118,600
------------------	--------	----------------------	--------	--------------	---------

Northfield  
Name: BURNS, DAWN K

**Valuation Report**

02/14/2025

Page 226

Map/Lot:  
Location:

007-009-A

Account: 320 Card: 1 of 1

Neighborhood 3 Long Lake

Zoning/Use None  
Topography Rolling  
Utilities  
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 2

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	10,000.00	10,000	100%		10,000	
14.00	Acres-Rear Land 1-50	500.00	7,000	100%		7,000	
Total Acres 15.00					Land Total	17,000	
<b>Acpt Land</b>		17,000	<b>Accepted Bldg</b>		0	<b>Total</b>	17,000

Northfield  
 Name: ANDERSON, DANIEL  
 LARKEY, LEAH

**Valuation Report**

02/14/2025

Page 227

Account: 5 Card: 1 of 1

Map/Lot: 007-010&11  
 Location: 330 Carry Ridge Road

Neighborhood 3 Long Lake  
 Tree Growth 1999  
 Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities  
 Street Gravel  
 TG PLAN YEAR.... 1999

Reference 1  
 Reference 2 Lots 10 & 11  
 Tran/Land/Bldg 0 9 8  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Lake Homesite (Fract)	42,500.00	42,500	100%		42,500
50.00	Acres-Rear Land 1-50	500.00	25,000	80%	Open Space	20,000
33.00	Acres-Rear Land 2 - 51+	400.00	13,200	80%	Open Space	10,560
1.00	50' R-Gravel Road - 50'	2,500.00	2,500	100%		2,500
Total Acres 85.00			Land Total			75,560

Dwelling Description				Replacement Cost New	
Seasonal Camp	Two Story	864 Sqft	Grade SC100	Base	81,669
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	-3,850
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,935
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,423
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,312
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	Typical	None	Above Average	Typical	71,149
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	89%	90%	100%	56,990	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1990	380	SC100	2,651	Avq+	89%	90%	100%	2,123
Outbuilding Total									2,123

**Acpt Land** 75,600 **Accepted Bldg** 59,100 **Total** 134,700

Northfield  
 Name: BURRILL, DANA

**Valuation Report**

02/14/2025

BURRILL, MICHELLE

Map/Lot:

Page 228

Account: 279 Card: 1 of 1

Location:

007-012  
 439 CARRY RIDGE RD

Neighborhood 3 Long Lake  
 Tree Growth 1998  
 Zoning/Use None  
 Topography  
 Utilities  
 Street Street Surface  
 TG PLAN YEAR.... 2018

Reference 1  
 Reference 2 16X20 GREENHOUSE? PHOTO  
 Tran/Land/Bldg 7 0 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
200 X 220	\$/FF -Lake Frt-DEV	250.00	50,000	100%		50,000	
2.00	Acres-Wasteland	50.00	100	100%		100	
13.00	Acres-Softwood TG	136.00	1,397	100%		1,397	
24.00	Acres-Mixed Wood TG	165.00	3,128	100%		3,128	
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000	
0.99	Acres-Woods Road	1,500.00	1,485	100%		1,485	
0.00	Acres-Lake Homesite (Fract)	2,000.00	110,000	100%		0	
Total Acres 41.00						Land Total	62,110

Dwelling Description				Replacement Cost New		
Conventional	One Story	320 Sqft	Grade B 100	Base	37,779	
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	-3,872	
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0	
Heating	100% Floor/Wall	Cooling	0% None	Heat	-898	
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	
1995	0	Typical	Typical	Average	Typical			33,009	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>		
None		No Electricity		88%	100%	90%	26,143		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	1995	128	B 100	1,598	Avq.	88%	100%	90%	1,265
14Mobile Home	1995			----- SOUND VALUE -----				5,000	
Res. Greenhouse	2019			----- SOUND VALUE -----				2,000	
Res. Greenhouse	2021	320	C 100	9,324	Avq.	95%	100%	90%	7,972
Outbuilding Total									16,237

**Acpt Land** 62,100 **Accepted Bldg** 42,400 **Total** 104,500

Northfield  
 Name: DEERING, JOHN A

**Valuation Report**

02/14/2025  
 Page 229  
 007-013

Map/Lot:  
 Location:

Account: 60 Card: 1 of 1

Neighborhood 3 Long Lake  
 Tree Growth 1985  
 Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities  
 Street Gravel  
 TG PLAN YEAR.... 2018

Reference 1 1915'SF - PENINSULA

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Lake Homesite (Fract)	42,500.00	42,500	100%		42,500
4.50	Acres-Wasteland	50.00	225	100%		225
27.00	Acres-Hardwood TG	129.00	2,752	100%		2,752
5.00	Acres-Softwood TG	136.00	537	100%		537
4.00	Acres-Mixed Wood TG	165.00	521	100%		521
0.50	50' R-Gravel Road - 50'	2,500.00	1,250	100%		1,250
Total Acres 42.00					Land Total	47,785

**Acpt Land** 47,800 **Accepted Bldg** 0 **Total** 47,800

Northfield  
 Name: DEERING, JOHN A

**Valuation Report**

02/14/2025  
 Page 230  
 007-014

Map/Lot:  
 Location:

Account: 490 Card: 1 of 1

Neighborhood 3 Long Lake

Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities  
 Street Gravel  
 TG PLAN YEAR.... 2018

Reference 1 790'SF

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Lake Homesite (Fract)	42,500.00	42,500	100%		42,500
5.50	Acres-Wasteland	50.00	275	100%		275
24.00	Acres-Hardwood TG	129.00	2,446	100%		2,446
19.00	Acres-Softwood TG	136.00	2,041	100%		2,041
1.00	Acres-Mixed Wood TG	165.00	130	100%		130
0.50	50' R-Gravel Road - 50'	2,500.00	1,250	100%		1,250
Total Acres 51.00					Land Total	48,642

<b>Acpt Land</b>	48,600	<b>Accepted Bldg</b>	0	<b>Total</b>	48,600
------------------	--------	----------------------	---	--------------	--------

Northfield  
 Name: AUSTIN, TIMOTHY D

**Valuation Report**

02/14/2025  
 Page 231  
 007-015

Map/Lot:  
 Location:

Account: 148 Card: 1 of 1

Neighborhood 3 Long Lake  
 Tree Growth 1995  
 Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities  
 Street Gravel  
 TG PLAN YEAR.... 2016

**Sale Data**  
 Sale Date 01/31/2024  
 Sale Price 140,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1 TREE GROWTH CLASSIFICATION  
 Reference 2 TREE GROWTH COMPLIANCE  
 Tran/Land/Bldg 8 3 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
18.00	Acres-Softwood TG	136.00	1,934	100%		1,934	
5.00	Acres-Mixed Wood TG	165.00	652	100%		652	
18.00	Acres-Hardwood TG	129.00	1,834	100%		1,834	
Total Acres 41.00					Land Total	4,420	
<b>Accpt Land</b>		4,400	<b>Accepted Bldg</b>		0	<b>Total</b>	
						4,400	

Northfield  
 Name: Landry, Steven  
 Landry, Linda

**Valuation Report**

02/14/2025

Page 232

Account: 160 Card: 1 of 2

Map/Lot:  
 Location:

007-016  
 250 Long Lake Road

Neighborhood 3 Long Lake

Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities  
 Street Gravel

Reference 1 OPEN SPACE

Reference 2

Tran/Land/Bldg 8 8 0

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frontage	200.00	40,000	100%		40,000
200 X 220	\$/FF -Lake Frontage	200.00	40,000	70%	Excess Frt	0
200 X 220	\$/FF -Lake Frontage	129.00	1,834	80%	Open Space	22,400
400 X 220	\$/FF -Lake Frontage	200.00	80,000	50%	Excess Frt	0
400 X 220	\$/FF -Lake Frontage	165.00	130	80%	Open Space	32,000
240 X 220	\$/FF -Lake Frontage	200.00	48,000	35%	Excess Frt	0
240 X 220	\$/FF -Lake Frontage	2,000.00	110,000	80%	Open Space	13,440
Total Acres 5.25					Land Total	107,840

<b>Acpt Land</b>	107,800	<b>Accepted Bldg</b>	0	<b>Total</b>	107,800
------------------	---------	----------------------	---	--------------	---------



Northfield  
 Name: Landry, Steven  
 Landry, Linda

**Valuation Report**

02/14/2025

Page 233

Account: 160 Card: 2 of 2

Map/Lot:  
 Location:

007-016  
 250 Long Lake Road

Neighborhood 3 Long Lake

Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities  
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 8 0 0

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
36.75	Acres-Rear Land 1-50	500.00	18,375	80%	Open Space	14,700
1.00	Acres-Rear Land 1-50	500.00	500	100%		500
Total Acres 37.75					Land Total	15,200

**Accpt Land** 15,200 **Accepted Bldg** 0 **Total** 15,200

Northfield  
Name: Landry, Steven  
Landry, Linda  
Account: 160

**Valuation Report**

02/14/2025  
Page 234  
007-016  
250 Long Lake Road

---

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	107,800	0	107,800	107,800	0	107,800
2	15,200	0	15,200	15,200	0	15,200
<b>TOTAL</b>	123,000	0	123,000	123,000	0	123,000

---

Northfield

Valuation Report

02/14/2025

Name: LEAVITT, ARTHUR

Page 235

DIMOND, DEVEISEES OF RICHARD

Map/Lot:

007-017

Account: 65 Card: 1 of 1

Location:

282 Long Lake Road

Neighborhood 3 Long Lake  
 Tree Growth 1993  
 Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Gravel  
 TG PLAN YEAR.... 2018

Reference 1

Reference 2 TREE GROWTH CLASSIFICATION

Tran/Land/Bldg 0 3 1

1ST 0 2ND 0

Exemption(s) 1 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Lake Homesite (Fract)	42,500.00	42,500	100%		42,500
25.00	Acres-Softwood TG	136.00	2,686	100%		2,686
13.00	Acres-Mixed Wood TG	165.00	1,695	100%		1,695
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
1.00	Acres-Woods Road	1,500.00	1,500	100%		1,500
Total Acres 40.00						Land Total 54,381

Dwelling Description				Replacement Cost New		
Conventional	One Story	676 Sqft	Grade D 100	Base		53,641
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		-5,190
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-1,275
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							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
2011	0	Typical	Typical	Average	Typical	47,176				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	95%	100%	100%	44,817					
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Garage	2011	416	D 100	9,047	Avq.	95%	100%	100%	8,595	
Frame Shed	2011			----- SOUND VALUE -----					400	
Frame Shed	2011			----- SOUND VALUE -----					200	
							Outbuilding Total			9,195
<b>Acpt Land</b>		54,400		<b>Accepted Bldg</b>		54,000		<b>Total</b>		108,400

Northfield

**Valuation Report**

02/14/2025

Name: HINDIN, ROBERT ERIC

Page 236

HINDIN, ISABELLE EMMENEGGER

Map/Lot:

007-018

Account: 133 Card: 1 of 1

Location:

Neighborhood 3 Long Lake

**Sale Data**

Zoning/Use Shoreland - Residential  
Topography Rolling  
Utilities  
Street Gravel

Sale Date 06/22/2023  
Sale Price 0  
Sale Type Land Only  
Financing Unknown  
Verified Public Record  
Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 3 8 0

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frontage	200.00	40,000	100%		40,000
200 X 220	\$/FF -Lake Frontage	200.00	40,000	70%	Excess Frt	28,000
400 X 220	\$/FF -Lake Frontage	200.00	80,000	50%	Excess Frt	40,000
800 X 220	\$/FF -Lake Frontage	200.00	160,000	35%	Excess Frt	56,000
690 X 220	\$/FF -Lake Frontage	200.00	138,000	25%	Excess Frt	34,500
29.44	Acres-Rear Land 1-50	500.00	14,720	100%		14,720
Total Acres 41.00					Land Total	213,220

**Acpt Land**

213,200

**Accepted Bldg**

0 **Total**

213,200

Northfield  
 Name: YAROCH, STEPHEN CIRISTOPHER  
 YAROCK, WINFIELD SCOTT

**Valuation Report**

02/14/2025

Page 237

Account: 63 Card: 1 of 1

Map/Lot: 007-019  
 Location: 386 Long Lake Road

Neighborhood 3 Long Lake  
 Tree Growth 2009  
 Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Gravel  
 TG PLAN YEAR.... 2019

**Sale Data**  
 Sale Date 06/23/2017  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 8 8

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Lake Homesite (Fract)	42,500.00	42,500	100%		42,500
1.00	Acres-Woods Road	1,500.00	1,500	100%		1,500
12.00	Acres-Mixed Wood TG	165.00	1,564	100%		1,564
28.00	Acres-Softwood TG	136.00	3,008	100%		3,008
Total Acres 42.00						48,572

<b>Dwelling Description</b>				<b>Replacement Cost New</b>	
Seasonal Camp	One Story	320 Sqft	Grade SC100	Base	20,438
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	-2,095
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-729
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-474
Attic	1/2 Finished			Attic	3,059
FirePlaces	0			Fireplace	0
Insulation	Minimal	SFLA	320	Insulation	-146
Unfin. Living Area	NONE			Unfinished	0

<b>Dwelling Condition</b>				<b>Layout</b>			<b>Total</b>
Built	Renovated	Kitchens	Baths	Condition	Typical		
2000	0	Typical	Typical	Average			20,053
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
No Electricity		None		91%	90%	100%	16,423
<b>Acpt Land</b>		48,600		<b>Accepted Bldg</b>		16,400	<b>Total</b>
							65,000

Northfield  
 Name: FANUEIL HALL REALTY TRUST

**Valuation Report**

02/14/2025

Page 238

Map/Lot:

007-020

Account: 333 Card: 1 of 2

Location:

Long Lake

Neighborhood 3 Long Lake

Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities  
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 8 0

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frontage	200.00	40,000	100%		40,000
200 X 220	\$/FF -Lake Frontage	200.00	40,000	70%	Excess Frt	28,000
400 X 220	\$/FF -Lake Frontage	200.00	80,000	50%	Excess Frt	40,000
800 X 220	\$/FF -Lake Frontage	200.00	160,000	35%	Excess Frt	56,000
776 X 220	\$/FF -Lake Frontage	200.00	155,200	25%	Excess Frt	38,800
31.00	Acres-Rear Land 1-50	500.00	15,500	100%		15,500
Total Acres 43.00					Land Total	218,300

<b>Acpt Land</b>	218,300	<b>Accepted Bldg</b>	0	<b>Total</b>	218,300
------------------	---------	----------------------	---	--------------	---------

Northfield  
 Name: FANUEIL HALL REALTY TRUST

**Valuation Report**

02/14/2025

Page 239

Map/Lot:

007-020

Account: 333 Card: 2 of 2

Location:

Horseshoe Lake

Neighborhood 3 Long Lake

Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities  
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 8 0

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acres-Lake Homesite (Fract)	42,500.00	73,612	100%		73,612
19.00	Acres-Rear Land 1-50	500.00	9,500	100%		9,500
50.00	Acres-Rear Land 2 - 51+	400.00	20,000	100%		20,000
98.00	Acres-Rear Land 3 - 151+	320.00	31,360	100%		31,360
Total Acres 170.00					Land Total	134,472

<b>Acpt Land</b>	134,500	<b>Accepted Bldg</b>	0	<b>Total</b>	134,500
------------------	---------	----------------------	---	--------------	---------

Northfield  
Name: FANUEIL HALL REALTY TRUST

**Valuation Report**

02/14/2025

Page 240

Map/Lot:

007-020

Account: 333

Location:

Horseshoe Lake

---

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	218,300	0	218,300	218,300	0	218,300
2	134,500	0	134,500	134,500	0	134,500
<b>TOTAL</b>	352,800	0	352,800	352,800	0	352,800

---



Northfield  
 Name: Feyler, Jarrett A  
 Feyler, James A

**Valuation Report**

02/14/2025

Page 241

Account: 83 Card: 1 of 1

Map/Lot:  
 Location:

008-001  
 Northfield Road

Neighborhood 1 Route 192

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Paved

**Sale Data**  
 Sale Date 08/20/2005  
 Sale Price 0  
 Sale Type  
 Financing  
 Verified  
 Validity

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
50.00	Acres-Rear Land 1-50	500.00	25,000	100%		25,000
49.00	Acres-Rear Land 2 - 51+	400.00	19,600	100%		19,600
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 100.00						70,600

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	640 Sqft	Grade D 100	Base	50,784
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	604
					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	-1,207
Rooms	4				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	5,007
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-362
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	2009	Typical	Typical	Below Average	Typical	54,826
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None		None		51%	100%	27,961

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1960	132	D 100	1,984	Avg-	51%	100%	100%	1,012
Frame Shed	1980	176	D 100	1,819	Avg-	51%	100%	100%	928
Outbuilding Total									1,940

**Acpt Land** 70,600 **Accepted Bldg** 29,900 **Total** 100,500

Northfield  
 Name: CANTRELL, ANN L  
 MCKINNEY, BARNEY N

**Valuation Report**

02/14/2025  
 Page 242  
 008-002  
 Gina Drive

Account: 184 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 1 Route 192

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Paved

Reference 1  
 Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baslot (Fract)	10,000.00	10,000	100%		10,000
25.80	Acres-Rear Land 1-50	500.00	12,900	100%		12,900
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 26.80					Land Total	28,900

**Acpt Land** 28,900 **Accepted Bldg** 0 **Total** 28,900

Northfield  
 Name: HANNAN, STEVEN R

**Valuation Report**

02/14/2025  
 Page 243  
 008-003  
 Bog Stream

Account: 54 Card: 1 of 1  
 Map/Lot: Location:

Neighborhood 2	Side Road - Rural	<b>Sale Data</b>
Zoning/Use	Shoreland - Resource Protection None	Sale Date 03/08/2016
Topography	Rolling	Sale Price 0
Utilities		Sale Type Land Only
Street	Right-Of-Way	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Stream Frontage	15,000.00	15,000	100%		15,000	
45.40	Acres-Rear Land 1-50	500.00	22,700	100%		22,700	
7.60	Acres-Stream Frontage	15,000.00	114,000	10%	Excess Frt	11,400	
Total Acres 54.00					Land Total	49,100	
<b>Acpt Land</b>		49,100	<b>Accepted Bldg</b>		0	<b>Total</b>	49,100

Northfield  
 Name: EMMONS, LAWRENCE JR

**Valuation Report**

02/14/2025

Page 244

Map/Lot:

008-004

Account: 316 Card: 1 of 1

Location:

Bog Stream

Neighborhood 2 Side Road - Rural

Zoning/Use Shoreland - Resource Protection  
 Topography Rolling  
 Utilities  
 Street Right-Of-Way

<b>Sale Data</b>	
Sale Date	03/06/2024
Sale Price	11,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Stream Frontage	15,000.00	15,000	100%		15,000	
Total Acres 1.00				Land Total		15,000	
<b>Acpt Land</b>		15,000	<b>Accepted Bldg</b>		0	<b>Total</b>	15,000

Northfield  
 Name: D'ORAZIO, ROBERT J  
 NEE, CATHY ANN

**Valuation Report**

02/14/2025  
 Page 245  
 008-005

Account: 332 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 1 Route 192

Zoning/Use None None  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1  
 Reference 2

Tran/Land/Bldg 0 1 8

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Stream Frontage	15,000.00	15,000	100%		15,000
33.50	Acres-Rear Land 1-50	500.00	16,750	100%		16,750
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 34.50						Land Total 37,750

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12Mobile Home	1980	12X57	D 100	14,208	Avq-	35%	100%	100%	4,973
One Story Frame	2000	64	C 100	1,555	Avq-	84%	100%	100%	1,306
Wood Deck	2000	64	C 100	438	Avq-	84%	100%	100%	368
<b>Outbuilding Total</b>									<b>6,647</b>

<b>Acpt Land</b>	37,800	<b>Accepted Bldg</b>	6,600	<b>Total</b>	44,400
------------------	--------	----------------------	-------	--------------	--------

Northfield  
 Name: Mastrocola, Rocco  
 Mastrocola, Vittoria

**Valuation Report**

02/14/2025  
 Page 246  
 008-005-A  
 Northfield Road

Account: 340 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 1 Route 192

Zoning/Use Shoreland - Resource Protection None  
 Topography Rolling  
 Utilities  
 Street Paved

Reference 1  
 Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baslot (Fract)	10,000.00	10,000	100%		10,000
31.90	Acres-Rear Land 1-50	500.00	15,950	100%		15,950
Total Acres 32.90					Land Total	25,950
<b>Acpt Land</b>		26,000	<b>Accepted Bldg</b>		0	<b>Total</b>
						26,000

Northfield

**Valuation Report**

02/14/2025

Name: Landers, Mark G

Page 247

Landers, Kathleen M

Map/Lot:

008-006

Account: 341 Card: 1 of 1

Location:

Bog Stream

Neighborhood 2 Side Road - Rural

Zoning/Use Shoreland - Resource Protection None

Topography Rolling

Utilities

Street Right-Of-Way

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Stream Frontage	15,000.00	15,000	100%		15,000
48.00	Acres-Rear Land 1-50	500.00	24,000	100%		24,000
1.00	Acres-Stream Frontage	15,000.00	15,000	10%	Excess Frt	1,500
Total Acres 50.00					Land Total	40,500

<b>Acpt Land</b>	40,500	<b>Accepted Bldg</b>	0	<b>Total</b>	40,500
------------------	--------	----------------------	---	--------------	--------

Northfield  
 Name: BONFANTI, THOMAS

**Valuation Report**

02/14/2025

Page 248

Map/Lot:

008-007

Account: 24 Card: 1 of 1

Location:

Neighborhood 1 Route 192

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baslot (Fract)	10,000.00	10,000	100%		10,000
36.40	Acres-Rear Land 1-50	500.00	18,200	100%		18,200
Total Acres 37.40					Land Total	28,200

<b>Acpt Land</b>	28,200	<b>Accepted Bldg</b>	0	<b>Total</b>	28,200
------------------	--------	----------------------	---	--------------	--------



Northfield  
 Name: SMOLLETT, ROBERT

**Valuation Report**

02/14/2025  
 Page 249  
 008-007-001

Account: 487 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 1 Route 192

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Paved

**Sale Data**  
 Sale Date 03/28/2016  
 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  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baslot (Fract)	10,000.00	10,000	100%		10,000	
17.80	Acres-Rear Land 1-50	500.00	8,900	100%		8,900	
Total Acres 18.80				Land Total		18,900	
<b>Acpt Land</b>		18,900	<b>Accepted Bldg</b>		0	<b>Total</b>	18,900

Northfield  
 Name: CHEN, GANG  
 LIANG, LIU

**Valuation Report**

02/14/2025

Page 250

Map/Lot:

008-008

Account: 331 Card: 1 of 1

Location:

Black Cow Meadow Rd

Neighborhood 1 Route 192

Zoning/Use None  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 03/25/2021  
 Sale Price 33,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 8

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
21.80	Acres-Rear Land 1-50	500.00	10,900	100%		10,900
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 22.80						Land Total 36,900

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12Mobile Home	1980	12X48	D 100	12.472	Fair	28%	100%	100%	3,492
Wood Deck	2000	192	C 100	1.027	Avg-	84%	100%	100%	863
Outbuilding Total									4,355

**Acpt Land** 36,900 **Accepted Bldg** 4,400 **Total** 41,300

Northfield  
 Name: HENNESSEY BROTHERS LLC

**Valuation Report**

02/14/2025

Page 251

Map/Lot:

008-008-A

Account: 330 Card: 1 of 1

Location:

Neighborhood 1 Route 192

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Paved

<b>Sale Data</b>	
Sale Date	07/10/2013
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 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	10,000.00	10,000	100%		10,000	
21.80	Acres-Rear Land 1-50	500.00	10,900	100%		10,900	
Total Acres 22.80					Land Total	20,900	
<b>Acpt Land</b>		20,900	<b>Accepted Bldg</b>		0	<b>Total</b>	20,900

**Valuation Report**

Account: 23 Card: 1 of 1

Location: 77 Black Cow Meadow Road

Neighborhood 2 Side Road - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Gravel

Reference 1  
 Reference 2 CAUTION S HOOTER  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
19.00	Acres-Rear Land 1-50	500.00	9,500	100%		9,500
Total Acres 20.00			Land Total			29,500

Dwelling Description				Replacement Cost New		
Conventional	Two Story	542 Sqft	Grade E 100	Base		38,812
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		-1,584
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Not Heated	Cooling	0% None	Heat		-1,870
Rooms	3					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-374
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1995	0	Obsolete	Obsolete	Poor	Inadeq.	34,984			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
Delapidation		None		58%	86% 100%	17,450			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1995	768	E 100	9,326	Fair	71%	100%	100%	6,621
Frame Shed	2000	160	E 100	1,040	Fair	77%	100%	100%	801
Outbuilding Total									7,422

**Acpt Land** 29,500 **Accepted Bldg** 24,900 **Total** 54,400

Northfield  
 Name: HERRON, THOMAS J  
 HERRON, CLARE P

**Valuation Report**

02/14/2025  
 Page 253  
 008-010

Account: 334 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 2 Side Road - Rural

Zoning/Use Shoreland - Resource Protection None  
 Topography Rolling  
 Utilities  
 Street Gravel

Reference 1 Building missing

Reference 2

Tran/Land/Bldg 3 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Stream Frontage	15,000.00	15,000	100%		15,000
27.50	Acres-Rear Land 1-50	500.00	13,750	100%		13,750
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
3.00	Acres-Stream Frontage	15,000.00	45,000	10%	Excess Frt	4,500
Total Acres 31.50					Land Total	39,250

<b>Acpt Land</b>	39,300	<b>Bldg Override</b>	23,100	<b>Total</b>	62,400
------------------	--------	----------------------	--------	--------------	--------

Northfield  
 Name: ST CYR, LIA

**Valuation Report**

02/14/2025

Page 254

ST CYR REALTY TRUST

Map/Lot:

008-011

Account: 346 Card: 1 of 1

Location:

Neighborhood 2 Side Road - Rural

Zoning/Use Shoreland - Resource Protection None  
 Topography Rolling  
 Utilities  
 Street Right-Of-Way

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Stream Frontage	15,000.00	15,000	50%	Access	7,500	
50.00	Acres-Rear Land 1-50	500.00	25,000	50%	Access	12,500	
5.40	Acres-Rear Land 2 - 51+	400.00	2,160	50%	Access	1,080	
5.00	Acres-Stream Frontage	15,000.00	75,000	50%	Excess Frt	0	
5.00	Acres-Stream Frontage	200.00	155,200	50%	Access	18,750	
7.60	Acres-Stream Frontage	15,000.00	114,000	30%	Excess Frt	0	
7.60	Acres-Stream Frontage	2,000.00	110,000	50%	Access	17,100	
Total Acres 69.00			Land Total			56,930	
<b>Acpt Land</b>		56,900	<b>Accepted Bldg</b>		0	<b>Total</b>	56,900

Northfield  
 Name: MASTRIANO, KATIE E & STEPHEN E  
 MARSHALL, CATHERINE

**Valuation Report**

02/14/2025  
 Page 255  
 008-012  
 New Stream

Account: 335 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 2 Side Road - Rural

Zoning/Use Shoreland - Resource Protection None  
 Topography Rolling  
 Utilities  
 Street Right-Of-Way

Sale Data	
Sale Date	04/15/2021
Sale Price	40,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Stream Frontage	15,000.00	15,000	100%		15,000	
42.50	Acres-Rear Land 1-50	500.00	21,250	100%		21,250	
5.00	Acres-Stream Frontage	15,000.00	75,000	10%	Excess Frt	7,500	
Total Acres 48.50					Land Total	43,750	
<b>Acpt Land</b>		43,800	<b>Accepted Bldg</b>		0	<b>Total</b>	43,800

Northfield  
 Name: MOORE, RICHARD C JR  
 ROSSI, CINDY P

**Valuation Report**

02/14/2025

Page 256

Map/Lot:

008-013

Account: 132 Card: 1 of 1

Location:

2650 NORTHFIELD RD

Neighborhood 1 Route 192  
 Tree Growth 2007  
 Zoning/Use None Shoreland - Resource Protection  
 Topography Rolling  
 Utilities  
 Street Paved  
 TG PLAN YEAR.... 2021

**Sale Data**  
 Sale Date 02/25/2020  
 Sale Price 27,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2 TREE GROWTH  
 Tran/Land/Bldg 7 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
42.00	Acres-Mixed Wood TG	165.00	5,475	100%		5,475
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
1.00	Acres-Rear Land 1-50	500.00	500	100%		500
Total Acres 44.00						Land Total 25,975

<b>Outbuildings/Additions/Improvements</b>							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
One Story Frame	2023	644	C 100	15,641	Avg.	95%	100%	100%	14,859	
Outhouse	2023								500	
----- S O U N D V A L U E -----										
<b>Outbuilding Total</b>									<b>15,359</b>	
<b>Acpt Land</b>		26,000	<b>Accepted Bldg</b>		15,400	<b>Total</b>			41,400	



Northfield  
 Name: FOSTER INC, R H

**Valuation Report**

02/14/2025  
 Page 257  
 008-014

Account: 59 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 1	Route 192	<b>Sale Data</b>
Zoning/Use	None Shoreland - Resource Protection	Sale Date 04/05/2023
Topography	Rolling	Sale Price 45,500
Utilities		Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Stream Frontage	15,000.00	15,000	100%		15,000	
38.50	Acres-Rear Land 1-50	500.00	19,250	100%		19,250	
1.00	Acres-Stream Frontage	15,000.00	15,000	10%	Excess Frt	1,500	
Total Acres 40.50				Land Total		35,750	
<b>Acpt Land</b>		35,800	<b>Accepted Bldg</b>		0	<b>Total</b>	35,800

Northfield  
 Name: ALEXANDER, H SCOTT

**Valuation Report**

02/14/2025  
 Page 258  
 008-015

Map/Lot:  
 Location:

Account: 2 Card: 1 of 1

Neighborhood 1 Route 192  
 Tree Growth 1986  
 Zoning/Use None Shoreland - Resource Protection  
 Topography Rolling  
 Utilities  
 Street Paved  
 TG PLAN YEAR.... 2009

Reference 1  
 Reference 2 TREE GROWTH  
 Tran/Land/Bldg 0 3 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	Acres-Baselot	15,000.00	15,000	100%		0
2.00	Acres-Hardwood TG	129.00	204	100%		204
25.00	Acres-Mixed Wood TG	165.00	3,259	100%		3,259
13.00	Acres-Softwood TG	136.00	1,397	100%		1,397
Total Acres 40.00					Land Total	4,860
<b>Accpt Land</b>		4,900	<b>Accepted Bldg</b>		0	<b>Total</b>
						4,900

Northfield  
 Name: MENDES, JONATHON  
 MENDES, DANIELLE

**Valuation Report**

02/14/2025

Page 259

Account: 121 Card: 1 of 1

Map/Lot: 008-016

Location: 2692 Northfield Road

Neighborhood 1 Route 192

Zoning/Use None Shoreland - Resource Protection  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 03/16/2023  
 Sale Price 258,300  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
1.00	Acres-Stream Frontage	15,000.00	15,000	100%		15,000
38.00	Acres-Rear Land 1-50	500.00	19,000	100%		19,000
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 40.00						60,000

Land Total

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 3/4 Story	784 Sqft	Grade D 115	Base	101,590
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	-2,976
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,356
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,711
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	102,681	
<b>Functional Obsolescence</b>				<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		76%	100%	100%	78,038

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	2000	784	D 115	17,957	Avq-	76%	90%	100%	12,282
Frame Garage	1990	480	C 110	13,906	Avq.	85%	100%	100%	11,820
Frame Shed	2010	120	D 100	1,414	Avq+	95%	100%	100%	1,343
<b>Outbuilding Total</b>									<b>25,445</b>

**Acpt Land**

60,000

**Accepted Bldg**

103,500

**Total**

163,500

Northfield

**Valuation Report**

02/14/2025

Name: PEJIC, BRANKO D

Page 260

PEJIC, VALERIA & VICTOR & ELENA

Map/Lot:

008-017

Account: 322 Card: 1 of 1

Location:

Neighborhood 1 Route 192  
 Tree Growth 2019  
 Zoning/Use None Shoreland - Resource Protection  
 Topography Rolling  
 Utilities  
 Street Paved  
 TG PLAN YEAR.... 2019

<b>Sale Data</b>	
Sale Date	08/30/2018
Sale Price	37,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2 TREE GROWTH

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
58.50	Acres-Softwood TG	136.00	6,285	100%		6,285
18.00	Acres-Mixed Wood TG	165.00	2,346	100%		2,346
0.50	Acres-Woods Road	1,500.00	750	100%		750
Total Acres 77.00					Land Total	9,381

<b>Accpt Land</b>	9,400	<b>Accepted Bldg</b>	0	<b>Total</b>	9,400
-------------------	-------	----------------------	---	--------------	-------

Northfield  
 Name: MICHAUD, ELAINE M

**Valuation Report**

02/14/2025

Page 261

Map/Lot: 008-018

Account: 61 Card: 1 of 1

Location: JOE HILL MEADOW BROOK AREA

Neighborhood 1	Route 192	<b>Sale Data</b>
Zoning/Use	None Shoreland - Resource Protection	Sale Date 05/20/2020
Topography	Rolling	Sale Price 51,000
Utilities		Sale Type Land Only
Street	Right-Of-Way	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Stream Frontage	15,000.00	15,000	100%		15,000	
20.50	Acres-Rear Land 1-50	500.00	10,250	100%		10,250	
5.50	Acres-Stream Frontage	15,000.00	82,500	10%	Excess Frt	8,250	
Total Acres 27.00					Land Total	33,500	
<b>Acpt Land</b>		33,500	<b>Accepted Bldg</b>		0	<b>Total</b>	33,500

Northfield  
 Name: MULHOLLAND, ANDREW M  
 LANG, DANA M - ET AL

**Valuation Report**

02/14/2025

Page 262

Account: 463 Card: 1 of 1

Map/Lot: 008-018-001  
 Location: JOE HILL MEADOW BROOK AREA

Neighborhood 1 Route 192

Zoning/Use None Shoreland - Resource Protection  
 Topography Rolling  
 Utilities  
 Street Right-Of-Way

Sale Data	
Sale Date	04/17/2006
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 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baslot (Fract)	10,000.00	10,000	100%		10,000
5.00	Acres-Rear Land 1-50	500.00	2,500	100%		2,500
Total Acres 6.00					Land Total	12,500

<b>Acpt Land</b>	12,500	<b>Accepted Bldg</b>	0	<b>Total</b>	12,500
------------------	--------	----------------------	---	--------------	--------

Northfield

**Valuation Report**

02/14/2025

Name: HARRISON, GARY S

Page 263

HARRISON, CYNTHIA M

Map/Lot:

008-018-002

Account: 191 Card: 1 of 1

Location:

JOE HILL MEADOW

Neighborhood 2 Side Road - Rural

Zoning/Use None Shoreland - Resource Protection  
Topography Rolling  
Utilities  
Street Right-Of-Way

<b>Sale Data</b>	
Sale Date	11/17/2016
Sale Price	50,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	10,000.00	10,000	50%	Access	5,000
2.20	Acres-Rear Land 1-50	500.00	1,100	100%		1,100
Total Acres 3.20					Land Total	6,100

<b>Acpt Land</b>	6,100	<b>Accepted Bldg</b>	0	<b>Total</b>	6,100
------------------	-------	----------------------	---	--------------	-------

Northfield  
 Name: RUTLEDGE, DANIEL

**Valuation Report**

02/14/2025

Page 264

Map/Lot:

008-019

Account: 493 Card: 1 of 1

Location:

JOE HILL MEADOW

Neighborhood 2 Side Road - Rural

Zoning/Use None Shoreland - Resource Protection  
 Topography Rolling  
 Utilities  
 Street Right-Of-Way

Sale Data	
Sale Date	04/22/2022
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baslot (Fract)	10,000.00	10,000	50%	Access	5,000	
2.20	Acres-Rear Land 1-50	500.00	1,100	100%		1,100	
Total Acres 3.20					Land Total	6,100	
<b>Acpt Land</b>		6,100	<b>Accepted Bldg</b>		0	<b>Total</b>	6,100



Northfield

**Valuation Report**

02/14/2025

Name: GUPTILL, JAMES A

Page 265

GUPTILL, CHARLES B

Map/Lot:

008-020

Account: 290 Card: 1 of 1

Location:

Neighborhood 1 Route 192

Zoning/Use None Shoreland - Resource Protection

Topography Rolling

Utilities

Street Street Surface

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.60	Acres-Rear Land 1-50	500.00	1,300	100%		1,300
Total Acres 2.60				Land Total		1,300

<b>Acpt Land</b>	1,300	<b>Accepted Bldg</b>	0	<b>Total</b>	1,300
------------------	-------	----------------------	---	--------------	-------

Northfield

**Valuation Report**

02/14/2025

Name: PINETTE TRUSTEE, PAUL

Page 266

SHHIRLEY PINETTE FAMILY CAMP TRUST

Map/Lot:

008-021

Account: 149 Card: 1 of 1

Location:

Northfield Road

Neighborhood 1 Route 192

Zoning/Use None Shoreland - Resource Protection  
 Topography Rolling  
 Utilities  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	10,000.00	10,000	100%		10,000
19.00	Acres-Rear Land 1-50	500.00	9,500	100%		9,500
Total Acres 20.00					Land Total	19,500

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

Northfield  
 Name: TYPHOON LLC

**Valuation Report**

02/14/2025

Page 267

Map/Lot:

008-022

Location:

Northfield Road

Account: 97 Card: 1 of 1

Neighborhood 1 Route 192  
 Tree Growth 1972  
 Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Paved  
 TG PLAN YEAR.... 2023

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Woods Road	1,500.00	3,000	100%		3,000
12.00	Acres-Softwood TG	136.00	1,289	100%		1,289
40.00	Acres-Mixed Wood TG	165.00	5,214	100%		5,214
52.00	Acres-Hardwood TG	129.00	5,299	100%		5,299
2.00	Acres-Wasteland	50.00	100	100%		100
Total Acres 108.00			Land Total			14,902
<b>Accpt Land</b>		14,900	<b>Accepted Bldg</b>		0	<b>Total</b>
						14,900

**Valuation Report**

Account: 91 Card: 1 of 1

Location: 2415 NORTHFIELD RD

Neighborhood 1 Route 192

Zoning/Use None  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 06/30/2022  
 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 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	10,000.00	10,000	100%		10,000
1.50	Acres-Rear Land 1-50	500.00	750	100%		750
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.50						Land Total 16,750

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Camper Trailer	0			----	SOUND	VALUE	----			2,500
Frame Shed	2015			----	SOUND	VALUE	----			200
Wood Deck	2015			----	SOUND	VALUE	----			200
<b>Outbuilding Total</b>										<b>2,900</b>

**Acpt Land** 16,800 **Accepted Bldg** 2,900 **Total** 19,700

Northfield  
 Name: FOSTER INC, R H

**Valuation Report**

02/14/2025

Page 269

Map/Lot:

008-024

Account: 253 Card: 1 of 1

Location:

NORTHFIELD RD

Neighborhood 7 Bog Lake West  
 Tree Growth 2014  
 Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities NoneNone  
 Street Paved  
 TG PLAN YEAR.... 2017

**Sale Data**  
 Sale Date 10/18/2013  
 Sale Price 300,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2 TREE GROWTH

Tran/Land/Bldg 0 8 1

1ST 0 2ND 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
20.00	Acres-Softwood TG	136.00	2,149	100%		2,149	
215.50	Acres-Mixed Wood TG	165.00	28,090	100%		28,090	
10.00	Acres-Hardwood TG	129.00	1,019	100%		1,019	
26.00	Acres-Wasteland	50.00	1,300	100%		1,300	
0.00	Acres-Rear Land 3 - 151+	50.00	100	100%		0	
Total Acres 271.50			Land Total			32,558	

**Acpt Land** 32,600 **Accepted Bldg** 0 **Total** 32,600

**Valuation Report**

Account: 418 Card: 1 of 2

Location: 2 TOBEYS ISLAND RD

Neighborhood 7 Bog Lake West

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

**Sale Data**  
Sale Date 02/25/2016  
Sale Price 110,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 10 8 1

1ST 0 2ND 0

Exemption(s) 1 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frontage	300.00	60,000	100%		60,000
200 X 220	\$/FF -Lake Frontage	300.00	60,000	70%	Excess Frt	42,000
035 X 220	\$/FF -Lake Frontage	300.00	10,500	50%	Excess Frt	5,250
1.00	Acres-Rear Land 1-50	500.00	500	100%		500
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.20						Land Total 113,750

**Dwelling Description**

**Replacement Cost New**

Contemporary	One & 1/2 Story	1,024 Sqft	Grade B 100	Base	172,633
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	-12,046
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	1,078
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,631
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
2018	0	Modern	Modern	Average	Typical	164,296
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		95%	100%	156,081

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	2018	187	B 100	5,541	Avq.	95%	100%	100%	5,264
Frame Garage	2018	160	B 100	5,610	Avq.	95%	100%	100%	5,329
Frame Garage	2019	1008	B 100	31,617	Avq.	95%	100%	100%	30,036
Outbuilding Total									40,629

**Acpt Land** 113,800 **Accepted Bldg** 196,700 **Total** 310,500

**Valuation Report**

Map/Lot:

008-024-001

Account: 418 Card: 2 of 2

Location:

2 Tobeyes Island Road

Neighborhood 7 Bog Lake West

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

**Sale Data**  
Sale Date 02/25/2016  
Sale Price 110,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 10 0 0  
1ST 0 2ND 0  
Exemption(s) Land Schedule 1

Dwelling Description				Replacement Cost New	
Seasonal Camp	One Story	160 Sqft	Grade SC100	Base	10,219
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-2,811
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-243
Rooms	1				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,423
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-73
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition		Layout			Total	
1970	0	None	None	Average		Typical			5,669	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)		
No Electricity		None		74%	73%	100%		3,062		
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Encl Frame Porch	1970	160	SC100	1,814	Avq.	74%	73%	100%	980	
Wood Deck	1990	32	SC100	192	Avq.	74%	73%	100%	104	
Outbuilding Total									1,084	
<b>Acpt Land</b>			0	<b>Accepted Bldg</b>			4,100	<b>Total</b>		4,100

Northfield  
Name: KING, JUSTIN T

**Valuation Report**

02/14/2025

Page 272

Map/Lot:

008-024-001

Account: 418

Location:

2 Tobeys Island Road

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	113,800	196,700	310,500	113,800	196,700	310,500
2	0	4,100	4,100	0	4,100	4,100
<b>TOTAL</b>	113,800	200,800	314,600	113,800	200,800	314,600



Northfield  
 Name: KING, JUSTIN T

**Valuation Report**

02/14/2025

Page 273

Map/Lot:  
 Location:

008-024-001-A

TOBEY ISLAND RD

Account: 488 Card: 1 of 1

Neighborhood 7 Bog Lake West  
 Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities  
 Street Paved

**Sale Data**  
 Sale Date 01/28/2020  
 Sale Price 65,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2 KM REFER  
 Tran/Land/Bldg 10 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
200 X 220	\$/FF -Lake Frontage	300.00	60,000	100%		60,000	
200 X 027	\$/FF -Lake Frontage	300.00	21,019	70%	Excess Frt	14,714	
0.87	Acres-Rear Land 1-50	500.00	435	100%		435	
Total Acres 2.00					Land Total	75,149	
<b>Accpt Land</b>		75,100	<b>Accepted Bldg</b>		0	<b>Total</b>	75,100

Northfield  
 Name: KING, THOMAS G  
 KING, LISA J

**Valuation Report**

02/14/2025

Page 274

Account: 491 Card: 1 of 1

Map/Lot: 008-024-002  
 Location: 75 TOBEY ISLAND RD

Neighborhood 7 Bog Lake West

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

**Sale Data**  
 Sale Date 03/01/2021  
 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 1 0

1ST 0 2ND 0

Exemption(s) 1 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frontage	300.00	60,000	100%		60,000
034 X 220	\$/FF -Lake Frontage	300.00	10,200	70%	Excess Frt	7,140
0.82	Acres-Rear Land 1-50	500.00	410	100%		410
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.00						Land Total 73,550

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	2,070 Sqft	Grade B 100	Base	232,743
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	1500 Sqft, Grade A	Basement Gar	None	Fin Bsmt	22,770
Heating	100% Hot Water	Cooling	0% None	Heat	1,452
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,384
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	Modern	Modern	Average	Typical	261,349
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		95%	100% 100%	248,282

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2022	784	B 100	24,746	Avq.	95%	100%	100%	23,509
Wood Deck	2022	700	B 100	4,103	Avq.	95%	100%	100%	3,898
Frame Shed	2022	240	B 100	3,394	Avq.	95%	100%	100%	3,224
Outbuilding Total									30,631

**Acpt Land** 73,600 **Accepted Bldg** 278,900 **Total** 352,500

Northfield  
 Name: Judson, Jeanne Doten

**Valuation Report**

02/14/2025  
 Page 275  
 008-025  
 Hill Meadow

Account: 155 Card: 1 of 1  
 Map/Lot: Location:

Neighborhood 2 Side Road - Rural

Zoning/Use Shoreland - Resource Protection  
 Topography Swampy  
 Utilities  
 Street Street Surface

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	10,000.00	10,000	50%	Topography	5,000	
25.00	Acres-Wasteland	50.00	1,250	100%		1,250	
Total Acres 26.00					Land Total	6,250	
<b>Acpt Land</b>		6,300	<b>Accepted Bldg</b>		0	<b>Total</b>	6,300

Northfield  
 Name: GUPTILL LOGGING LLC

**Valuation Report**

02/14/2025

Page 276

Map/Lot:

008-026

Account: 106 Card: 1 of 1

Location:

New Stream Meadow

Neighborhood 2 Side Road - Rural

Zoning/Use Shoreland - Resource Protection  
 Topography Swampy  
 Utilities  
 Street Street Surface

**Sale Data**  
 Sale Date 05/25/2018  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	10,000.00	10,000	50%	Topography	5,000
24.00	Acres-Wasteland	50.00	1,200	100%		1,200
Total Acres 25.00					Land Total	6,200

**Acpt Land** 6,200 **Accepted Bldg** 0 **Total** 6,200

Northfield  
 Name: MCKINNEY, DEVISEES OF ALBERT  
 CANTRELL, ANN

**Valuation Report**

02/14/2025

Page 277

Account: 186 Card: 1 of 1

Map/Lot:

008-027

Location:

10 Wild Cat Circle

Neighborhood 1 Route 192

Zoning/Use None  
 Topography Level  
 Utilities Dug Well  
 Street Paved

Reference 1

Reference 2 Ann Cantrell 336-2152

Tran/Land/Bldg 7 0 8

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Lot Improvements	3,000.00	3,000	25%	Unimproved	750
					Land Total	750

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1985			----	SOUND	VALUE	----		0
Overnight Cabin	1985			----	SOUND	VALUE	----		0
Camper Trailer	0			----	SOUND	VALUE	----		0
Camper Trailer	0			----	SOUND	VALUE	----		0
Camper Trailer	0			----	SOUND	VALUE	----		0
Frame Shed	0			----	SOUND	VALUE	----		1,000
Overnight Cabin	1985			----	SOUND	VALUE	----		0

Outbuilding Total 1,000

**Acpt Land**

800

**Accepted Bldg**

1,000 **Total**

1,800

Northfield  
 Name: Cantrell, Chris

**Valuation Report**

02/14/2025

Page 278

Map/Lot:

008-028

Account: 185 Card: 1 of 1

Location:

4 Wild Cat Circle

Neighborhood 1 Route 192

Zoning/Use None  
 Topography Level  
 Utilities  
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 9

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	Site -Lot Improvements	3,000.00	3,000	100%		0
Total Acres 0.00						0
						Land Total
						0

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
One Story Frame	1980	384	D 100	7,648	Fair	53%	100%	100%		4,053
<b>Outbuilding Total</b>										<b>4,053</b>

**Acpt Land**

0

**Accepted Bldg**

4,100

**Total**

4,100

Northfield  
 Name: HOYT, MICHAEL

**Valuation Report**

02/14/2025  
 Page 279  
 008-029-002

Account: 343 Card: 1 of 1  
 Map/Lot: Location:

Neighborhood 1 Route 192  
 Tree Growth 2019  
 Zoning/Use Shoreland - Resource Protection  
 Topography  
 Utilities  
 Street Street Surface  
 TG PLAN YEAR.... 2019

**Sale Data**  
 Sale Date 10/26/2022  
 Sale Price 50,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1 SUBDIV LOT 1-2  
 Reference 2  
 Tran/Land/Bldg 7 3 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Softwood TG	136.00	1,074	100%		1,074
28.00	Acres-Mixed Wood TG	165.00	3,650	100%		3,650
3.00	Acres-Wasteland	50.00	150	100%		150
Total Acres 41.00			Land Total			4,874
<b>Acpt Land</b>		4,900	<b>Accepted Bldg</b>		0	<b>Total</b> 4,900

Northfield  
 Name: JOLER, ASHLEY

**Valuation Report**

02/14/2025

Page 280

Map/Lot:

008-030-001

Account: 339 Card: 1 of 1

Location: 99 BLACK COW MEADOW RD

Neighborhood 1	Route 192	<b>Sale Data</b>
Zoning/Use	Shoreland - Residential	Sale Date 06/02/2022
Topography		Sale Price 77,000
Utilities		Sale Type Land Only
Street	Right-Of-Way	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 SUBDIV LOT 2-1  
 Reference 2 PERMIT FOR HOUSE  
 Tran/Land/Bldg 7 0 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Stream Frontage	15,000.00	15,000	50%	Access	7,500	
45.25	Acres-Rear Land 1-50	500.00	22,625	50%	Access	11,313	
3.75	Acres-Stream Frontage	15,000.00	56,250	50%	Excess Frt	0	
3.75	Acres-Stream Frontage	3,000.00	6,000	50%	Access	14,063	
5.00	Acres-Rear Land 2 - 51+	400.00	2,000	50%	Access	1,000	
Total Acres 55.00					Land Total	33,876	

<b>Acpt Land</b>	33,900	<b>Accepted Bldg</b>	0	<b>Total</b>	33,900
------------------	--------	----------------------	---	--------------	--------



Northfield  
 Name: HOYT, MICHAEL

**Valuation Report**

02/14/2025  
 Page 281  
 008-030-002

Account: 465 Card: 1 of 1  
 Map/Lot: Location:

Neighborhood 1	Route 192	<b>Sale Data</b>
Tree Growth	2019	Sale Date 10/26/2022
Zoning/Use	Shoreland - Resource Protection	Sale Price 0
Topography		Sale Type Land Only
Utilities		Financing Unknown
Street	Street Surface	Verified Public Record
TG PLAN YEAR....	2019	Validity Split/Assemblage

Reference 1 SUBDIV LOT 2-2  
 Reference 2  
 Tran/Land/Bldg 7 3 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.00	Acres-Softwood TG	15,000.00	15,000	100%		0	
41.00	Acres-Mixed Wood TG	165.00	5,344	100%		5,344	
2.00	Acres-Wasteland	50.00	100	100%		100	
Total Acres 43.00				Land Total		5,444	
<b>Acpt Land</b>		5,400	<b>Accepted Bldg</b>		0	<b>Total</b>	5,400

Northfield  
 Name: CANNON, KATHLEEN I  
 CANNON, SUZANNE E

**Valuation Report**

02/14/2025  
 Page 282  
 008-031-001

Account: 342 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 1	Route 192	<b>Sale Data</b>
Zoning/Use	Shoreland - Residential	Sale Date 12/30/2017
Topography		Sale Price 0
Utilities		Sale Type Land Only
Street	Street Surface	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 SUBDIV LOT 3-1  
 Reference 2  
 Tran/Land/Bldg 0 0 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Stream Frontage	15,000.00	15,000	50%	Access	7,500
47.25	Acres-Rear Land 1-50	500.00	23,625	50%	Access	11,813
3.75	Acres-Stream Frontage	15,000.00	56,250	50%	Excess Frt	0
3.75	Acres-Stream Frontage	3,000.00	6,000	50%	Access	14,063
Total Acres 52.00					Land Total	33,376

<b>Acpt Land</b>	33,400	<b>Accepted Bldg</b>	0	<b>Total</b>	33,400
------------------	--------	----------------------	---	--------------	--------

Northfield  
 Name: Dismukes, Daniel

**Valuation Report**

02/14/2025  
 Page 283  
 008-031-002

Account: 344 Card: 1 of 1  
 Map/Lot: Location:

Neighborhood 1 Route 192

Zoning/Use Shoreland - Resource Protection  
 Topography  
 Utilities  
 Street Street Surface

Reference 1 SUBDIV LOT 3-2

Reference 2

Tran/Land/Bldg 0 0 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Stream Frontage	15,000.00	15,000	50%	Access	7,500
42.12	Acres-Rear Land 1-50	500.00	21,060	50%	Access	10,530
3.88	Acres-Stream Frontage	15,000.00	58,200	50%	Excess Frt	0
3.88	Acres-Stream Frontage	3,000.00	6,000	50%	Access	14,550
Total Acres 47.00			Land Total			32,580

<b>Acpt Land</b>	32,600	<b>Accepted Bldg</b>	0	<b>Total</b>	32,600
------------------	--------	----------------------	---	--------------	--------

Northfield  
 Name: CHIN, GREGORY  
 CHIN, STEPHANIE

**Valuation Report**

02/14/2025  
 Page 284  
 008-032-001

Account: 397 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 1	Route 192			<b>Sale Data</b>
Zoning/Use	None	Sale Date	01/15/2009	
Topography		Sale Price	13,000	
Utilities		Sale Type	Land Only	
Street	Street Surface	Financing	Unknown	
		Verified	Public Record	
		Validity	Arms Length Sale	

Reference 1 SUBDIV LOT 4-1  
 Reference 2  
 Tran/Land/Bldg 0 0 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	10,000.00	10,000	50%	Access	5,000	
29.00	Acres-Rear Land 1-50	500.00	14,500	50%	Access	7,250	
Total Acres 30.00					Land Total	12,250	

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

Northfield  
 Name: DISMUKES, DANIEL

**Valuation Report**

02/14/2025  
 Page 285  
 008-032-002

Account: 466 Card: 1 of 1 Map/Lot:  
 Location:

Neighborhood 1 Route 192

Zoning/Use Shoreland - Resource Protection  
 Topography  
 Utilities  
 Street Street Surface

Reference 1 SUBDIV LOT 4-2

Reference 2

Tran/Land/Bldg 0 0 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Stream Frontage	15,000.00	15,000	50%	Access	7,500
48.30	Acres-Rear Land 1-50	500.00	24,150	50%	Access	12,075
3.70	Acres-Stream Frontage	15,000.00	55,500	50%	Excess Frt	0
3.70	Acres-Stream Frontage	3,000.00	6,000	50%	Access	13,875
Total Acres 53.00			Land Total			33,450
<b>Acpt Land</b>		33,500	<b>Accepted Bldg</b>		0	<b>Total</b>
						33,500

Northfield  
 Name: BINNINGTON, KAITLIN  
 BINNINGTON, STEVEN

**Valuation Report**

02/14/2025

Page 286

Account: 469 Card: 1 of 1

Map/Lot: 008-032-003  
 Location: BLACK COW MEADOW RD

Neighborhood 1 Route 192

Zoning/Use Shoreland - Resource Protection  
 Topography  
 Utilities  
 Street Street Surface

**Sale Data**  
 Sale Date 05/07/2021  
 Sale Price 200,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1 P/O SUBDIV LOT 4-1

Reference 2

Tran/Land/Bldg 0 0 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Stream Frontage	15,000.00	15,000	50%	Access	7,500
11.77	Acres-Rear Land 1-50	500.00	5,885	50%	Access	2,943
3.23	Acres-Stream Frontage	15,000.00	48,450	50%	Excess Frt	0
3.23	Acres-Stream Frontage	3,000.00	6,000	50%	Access	12,113
Total Acres 16.00			Land Total			22,556

**Acpt Land** 22,600 **Accepted Bldg** 0 **Total** 22,600

Northfield  
 Name: Gravier, Denis G

**Valuation Report**

02/14/2025  
 Page 287  
 008-033-001

Account: 336 Card: 1 of 1 Map/Lot:  
 Location:

Neighborhood 1 Route 192

Zoning/Use Shoreland - Resource Protection  
 Topography  
 Utilities  
 Street Street Surface

Reference 1 SUBDIV LOT 5-1

Reference 2

Tran/Land/Bldg 0 0 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Stream Frontage	15,000.00	15,000	50%	Access	7,500
40.60	Acres-Rear Land 1-50	500.00	20,300	50%	Access	10,150
2.40	Acres-Stream Frontage	15,000.00	36,000	50%	Excess Frt	0
2.40	Acres-Stream Frontage	3,000.00	6,000	50%	Access	9,000
Total Acres 44.00			Land Total			26,650

**Acpt Land** 26,700 **Accepted Bldg** 0 **Total** 26,700

Northfield  
 Name: DISMUKES, DANIEL

**Valuation Report**

02/14/2025  
 Page 288  
 008-033-002

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

Neighborhood 1 Route 192

Zoning/Use Shoreland - Resource Protection  
 Topography  
 Utilities  
 Street Street Surface

Reference 1 SUBDIV LOT 5-2

Reference 2

Tran/Land/Bldg 0 0 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Stream Frontage	15,000.00	15,000	50%	Access	7,500
48.20	Acres-Rear Land 1-50	500.00	24,100	50%	Access	12,050
2.80	Acres-Stream Frontage	15,000.00	42,000	50%	Excess Frt	0
2.80	Acres-Stream Frontage	3,000.00	6,000	50%	Access	10,500
Total Acres 52.00			Land Total			30,050

**Acpt Land** 30,100 **Accepted Bldg** 0 **Total** 30,100



Northfield  
 Name: DOVER, WILLIAM O  
 DOVER, YAJAIRA Y

**Valuation Report**

02/14/2025  
 Page 289  
 008-034-001

Account: 338 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 1 Route 192

Zoning/Use Shoreland - Resource Protection  
 Topography  
 Utilities  
 Street Street Surface

<b>Sale Data</b>	
Sale Date	06/25/2018
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 SUBDIV LOT 6-1  
 Reference 2 CHECK STREAM FRONTAGE AND QUALITY  
 Tran/Land/Bldg 0 0 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Stream Frontage	15,000.00	15,000	50%	Access	7,500
33.20	Acres-Rear Land 1-50	500.00	16,600	50%	Access	8,300
2.80	Acres-Stream Frontage	15,000.00	42,000	50%	Excess Frt	0
2.80	Acres-Stream Frontage	3,000.00	6,000	50%	Access	10,500
Total Acres 37.00			Land Total			26,300

<b>Acpt Land</b>	26,300	<b>Accepted Bldg</b>	0	<b>Total</b>	26,300
------------------	--------	----------------------	---	--------------	--------

Northfield  
 Name: LANCY, NANCY L

**Valuation Report**

02/14/2025  
 Page 290  
 008-034-002

Account: 345 Card: 1 of 1 Map/Lot: Location:

Neighborhood 1 Route 192  
 Zoning/Use Shoreland - Residential  
 Topography  
 Utilities  
 Street Street Surface

Reference 1 SUBDIV LOT -6-2  
 Reference 2  
 Tran/Land/Bldg 0 0 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Stream Frontage	15,000.00	15,000	50%	Access	7,500
50.00	Acres-Rear Land 1-50	500.00	25,000	50%	Access	12,500
4.10	Acres-Rear Land 2 - 51+	400.00	1,640	50%	Access	820
2.90	Acres-Stream Frontage	15,000.00	43,500	50%	Excess Frt	0
2.90	Acres-Stream Frontage	400.00	2,000	50%	Access	10,875
Total Acres 58.00			Land Total			31,695
<b>Acpt Land</b>		31,700	<b>Accepted Bldg</b>		0	<b>Total</b>
						31,700

Northfield  
 Name: DOVER, WILLIAM O  
 DOVER, YAJAIRA Y

**Valuation Report**

02/14/2025  
 Page 291  
 008-035-001

Account: 464 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 1	Route 192	<b>Sale Data</b>
Zoning/Use	Shoreland - Resource Protection	Sale Date 05/25/2018
Topography		Sale Price 0
Utilities		Sale Type Land Only
Street	Street Surface	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 SUBDIV LOT 7-1  
 Reference 2  
 Tran/Land/Bldg 0 0 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	10,000.00	10,000	100%		10,000
34.00	Acres-Rear Land 1-50	500.00	17,000	100%		17,000
Total Acres 35.00					Land Total	27,000

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

Northfield  
 Name: LEVITT, DENIS  
 LEVITT, JANELLE

**Valuation Report**

02/14/2025  
 Page 292  
 008-035-002

Account: 337 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 1	Route 192	<b>Sale Data</b>
Zoning/Use	Shoreland - Residential	Sale Date 09/20/2022
Topography		Sale Price 58,000
Utilities		Sale Type Land Only
Street	Street Surface	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 SUBDIV LOT 7-2  
 Reference 2  
 Tran/Land/Bldg 0 0 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Stream Frontage	15,000.00	15,000	100%		15,000	
50.00	Acres-Rear Land 1-50	500.00	25,000	100%		25,000	
6.50	Acres-Rear Land 2 - 51+	400.00	2,600	100%		2,600	
2.50	Acres-Stream Frontage	15,000.00	37,500	50%	Excess Frt	18,750	
Total Acres 60.00					Land Total	61,350	
<b>Acpt Land</b>		61,400	<b>Accepted Bldg</b>		0	<b>Total</b>	61,400

Northfield  
 Name: WAN, SUN K & KIM J  
 KIM WAN LIVING TRUST

**Valuation Report**

02/14/2025

Page 293

Account: 462 Card: 1 of 1

Map/Lot: 009-001  
 Location: 2001 Northfield Road

Neighborhood 1 Route 192

Zoning/Use None  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00			Land Total			26,000

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,146 Sqft	Grade C 100	Base	110,897
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	329
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	0	Typical	Typical	Fair	Typical	111,226
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		30%	100%	100%
						33,368

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Storage Trailer	1960								1,000
----- S O U N D V A L U E -----									
Outbuilding Total									1,000

**Acpt Land** 26,000 **Accepted Bldg** 34,400 **Total** 60,400

Northfield  
 Name: Northfield, Town of  
 Cemetary

**Valuation Report**

02/14/2025  
 Page 294  
 009-003

Account: 202 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 1 Route 192

Zoning/Use None  
 Topography Level  
 Utilities  
 Street Right-Of-Way

Reference 1  
 Reference 2 Cemetery  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) 13 0 0 Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.86	Acres-Baselot	10,000.00	8,600	100%		8,600	
Total Acres 0.86				Land Total		8,600	
<b>Acpt Land</b>		8,600	<b>Accepted Bldg</b>		0	<b>Total</b>	
						8,600	

Neighborhood 1 Route 192

Zoning/Use None  
Topography Level  
Utilities Drilled WellSeptic System  
Street Paved

**Sale Data**  
Sale Date 06/08/2023  
Sale Price 245,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1

Reference 2 AND Lot 5 - Tennis Court

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
3.40	Acres-Rear Land 1-50	500.00	1,700	100%		1,700
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
1.00	Site -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	Acres-Rear Land 1-50	500.00	500	100%		500
Total Acres 5.40						Land Total 31,200

Dwelling Description				Replacement Cost New		
Conventional	One Story	1,120 Sqft	Grade C 110	Base		119,219
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	1000 Sqft, Grade C	Basement Gar	None	Fin Bsmt		11,132
Heating	100% Hot Water BB	Cooling	0% None	Heat		354
Rooms	8					
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		2,372
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Layout				Total	
1980	0	Modern	Modern	Above Average	Typical				133,077	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		85%	100%	100%	113,115			
Outbuildings/ Additions/ Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
2S Frame Garage	1990	1500	C 100	53,360	Avq.	85%	100%	100%	45,356	
Unfinished Attic	1990	1500	C 100	3,738	Avq.	85%	100%	100%	3,177	
Frame Shed	1990	108	E 100	810	Avq-	76%	100%	100%	616	
Tennis Court	1990	10000	C 100	32,200	Avq.	85%	100%	100%	27,370	
Outbuilding Total									76,519	
<b>Acpt Land</b>		31,200		<b>Accepted Bldg</b>		189,600		<b>Total</b>	220,800	

Northfield  
 Name: WAN, SUN K & KIM J  
 KIM WAN LIVING TRUST

**Valuation Report**

02/14/2025

Page 296

Account: 9 Card: 1 of 2

Map/Lot: 009-006  
 Location: 2001 Northfield Road

Neighborhood 1	Route 192	<b>Sale Data</b>
Tree Growth	2001	Sale Date
Zoning/Use	None	Sale Price
Topography	Rolling	Sale Type
Utilities	Drilled WellSeptic System	Financing
Street	Paved	Verified
TG PLAN YEAR....	2001	Validity

Reference 1 INCLUDES MAP 4 LOTS 9 & 10  
 Reference 2 TREE GROWTH UPDATE  
 Tran/Land/Bldg 9 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00						Land Total
						26,000

Dwelling Description				Replacement Cost New		
Log Home	One Story	1,377 Sqft	Grade B 100	Base		162,566
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		483
Rooms	5					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		1,754
Attic	1/2 Finished			Attic		11,586
FirePlaces	1			Fireplace		3,508
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition		Layout			Total
1985	0	Modern	Modern	Above Average		Typical			179,897
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>		<b>Value(Rcnld)</b>	
None		None		87%	100%	100%		156,510	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garaqe	1985	596	B 100	18,981	Avq+	87%	100%	100%	16,513
Frame Garaqe	1990	1536	B 100	47,810	Avq+	89%	100%	100%	42,551
Frame Shed	1990	140	C 110	2,092	Avq+	89%	100%	100%	1,862
Outbuilding Total									60,926

<b>Acpt Land</b>	26,000	<b>Accepted Bldg</b>	217,400	<b>Total</b>	243,400
------------------	--------	----------------------	---------	--------------	---------



Northfield

**Valuation Report**

02/14/2025

Name: WAN, SUN K & KIM J

Page 297

KIM WAN LIVING TRUST

Map/Lot:

009-006

Account: 9 Card: 2 of 2

Location: 2001 Northfield Road

Neighborhood 1	Route 192	<b>Sale Data</b>
Tree Growth	2001	Sale Date
Zoning/Use	None	Sale Price
Topography	Rolling	Sale Type
Utilities	Drilled WellSeptic System	Financing
Street	Paved	Verified
TG PLAN YEAR....	2012	Validity

Reference 1 INCLUDES MAP 4 LOTS 9 & 10

Reference 2

Tran/Land/Bldg 9 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
30.80	Acres-Softwood TG	136.00	3,309	100%		3,309
51.00	Acres-Mixed Wood TG	165.00	6,648	100%		6,648
16.00	Acres-Blueberries	2,000.00	32,000	100%		32,000
11.00	Acres-Wasteland	50.00	550	100%		550
3.00	Acres-Rear Land 1-50	500.00	1,500	100%		1,500
1.00	Acres-Woods Road	1,500.00	1,500	100%		1,500
21.00	Acres-Hardwood TG	129.00	2,140	100%		2,140
Total Acres 133.80						Land Total 47,647

<b>Outbuildings/Additions/Improvements</b>							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Ouonset Shed	2002	3645	C 100	32.777	Avg.	92%	100%	100%	30,155	
Outbuilding Total									30,155	
<b>Acpt Land</b>		47,600		<b>Accepted Bldg</b>			30,200		<b>Total</b>	77,800

Northfield

**Valuation Report**

02/14/2025

Name: WAN, SUN K & KIM J

Page 298

KIM WAN LIVING TRUST

Map/Lot:

009-006

Account: 9

Location:

2001 Northfield Road

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	26,000	217,400	243,400	26,000	217,400	243,400
2	47,600	30,200	77,800	47,600	30,200	77,800
<b>TOTAL</b>	73,600	247,600	321,200	73,600	247,600	321,200

Northfield  
 Name: BURKE, WILLIAM F  
 BURKE, MARTHA T

**Valuation Report**

02/14/2025

Page 299

Account: 110 Card: 1 of 1

Map/Lot:

009-007

Location:

8 Maple Drive

Neighborhood 7 Bog Lake West

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

**Sale Data**  
 Sale Date 09/15/2016  
 Sale Price 310,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) 1 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frt-DEV	500.00	100,000	100%		100,000
0.09	Acres-Rear Land 1-50	500.00	45	100%		45
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.10						Land Total 106,045

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	910 Sqft	Grade C 105	Base	125,749
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-3,888
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-3,296
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	12,576
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-989
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1995	2015	Modern	Modern	Above Average	Typical	130,152				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	91%	100%	100%	118,438					
Outbuildings/Additions/Improvements						Value Rcnld				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
Wood Deck	1995	96	C 105	614	Avq+	91%	100%	100%	559	
Open Frame Porch	1995	366	C 105	3,597	Avq+	91%	100%	100%	3,273	
Frame Shed	1995			----- S O U N D V A L U E -----					3,000	
Frame Garage	2016	576	C 105	15,808	Avq+	91%	100%	100%	14,385	
One Story Frame	2016	372	C 105	9,488	Avq+	91%	100%	100%	8,634	
Outbuilding Total								29,851		
<b>Acpt Land</b>		106,000		<b>Accepted Bldg</b>		148,300		<b>Total</b>		254,300

Northfield  
 Name: MCGOVERN, DANIEL J II  
 MCGOVERN, JENNY R

**Valuation Report**

02/14/2025

Page 300

Account: 170 Card: 1 of 1

Map/Lot:  
 Location:

009-008  
 10 Maple Drive

Neighborhood 7 Bog Lake West

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Gravel

**Sale Data**  
 Sale Date 08/04/2020  
 Sale Price 263,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2 PRICE  
 Tran/Land/Bldg 1 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 348	\$/FF -Lake Frt-DEV	500.00	62,885	100%		62,885
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.80						68,885
						Land Total

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	728 Sqft	Grade B 100	Base		116,887
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		-1,532
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		2,631
Attic	None			Attic		0
FirePlaces	1			Fireplace		3,508
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1978	2006	Modern	Modern	Good	Typical	121,494			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		88%	100%	100%	106,915		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2005	318	B 100	3,659	Good	88%	100%	100%	3,220
Open Frame Porch	2010	60	B 100	861	Good	88%	100%	100%	758
Outbuilding Total									3,978

**Acpt Land** 68,900 **Accepted Bldg** 110,900 **Total** 179,800

Neighborhood 7 Bog Lake West

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

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 440	\$/FF -Lake Frt-DEV	500.00	70,711	100%		70,711
11.49	Acres-Rear Land 1-50	500.00	5,745	100%		5,745
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 12.50						Land Total 82,456

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,344 Sqft	Grade C 110	Base	136,251
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	425
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,163
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1980	2021	Modern	Modern	Above Average	Typical	139,839			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		85%	100%	100%			
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2021	1200	C 110	6,231	Avq+	85%	100%	100%	5,296
Encl Frame Porch	2021	72	C 110	1,886	Avq+	85%	100%	100%	1,603
<b>Outbuilding Total</b>						<b>6,899</b>			

**Acpt Land**

82,500

**Accepted Bldg**

125,800

**Total**

208,300

**Valuation Report**

Neighborhood 7 Bog Lake West

Zoning/Use Shoreland - Residential  
Topography Level  
Utilities Drilled WellSeptic System  
Street Street Surface

**Sale Data**  
Sale Date 07/31/2012  
Sale Price 0  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Related Parties

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 0  
1ST 0 2ND 0  
Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 218	\$/FF -Lake Frt-DEV	500.00	99,544	100%		99,544
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00					Land Total	105,544

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	576 Sqft	Grade C 100	Base	53,085
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-4,425
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,325
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-397
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	Typical	Typical	Average	Typical	46,938
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		83%	100% 100%	38,959

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1985	192	C 100	3,125	Avq.	83%	100%	100%	2,594
Wood Deck	1985	64	C 100	438	Avq.	83%	100%	100%	364
2S Frame Garaae	1995	576	C 100	20,845	Avq-	80%	100%	100%	16,676
<b>Outbuilding Total</b>									<b>19,634</b>

**Acpt Land** 105,500 **Accepted Bldg** 58,600 **Total** 164,100

Northfield  
 Name: Crossman, Kevin  
 Crossman, Kathy

**Valuation Report**

02/14/2025

Page 303

Map/Lot: 009-011

Account: 58 Card: 1 of 1

Location: 16 Beech Drive

Neighborhood 7 Bog Lake West

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 435	\$/FF -Lake Frt-DEV	500.00	70,308	100%		70,308
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00			Land Total			76,308

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	1,024 Sqft	Grade B 100	Base	164,413
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	Wet None	Basement	-5,556
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	70% Floor/Wall Unit	Cooling	0% None	Heat	-4,957
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,631
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	Modern	Above Average	Typical	156,531			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		85%	95%	100%			
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1980	376	B 100	2,285	Avq+	85%	95%	100%	1,845
Frame Shed	1980	96	D 100	1,241	Avq-	68%	100%	100%	844
<b>Outbuilding Total</b>						<b>2,689</b>			

**Acpt Land** 76,300 **Accepted Bldg** 129,100 **Total** 205,400

**Valuation Report**

Account: 272 Card: 1 of 1

Location: 18 Beech Drive

Neighborhood 7 Bog Lake West

Zoning/Use Shoreland - Residential  
Topography Level  
Utilities Lake WaterSeptic System  
Street Street Surface

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 0  
1ST 0 2ND 0  
Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
150 X 432	\$/FF -Lake Frt-DEV	500.00	105,097	100%		105,097
1.00	Site -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 1.49			Land Total			108,097

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	576 Sqft	Grade C 100	Base	55,739
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	-4,425
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,987
Rooms	3				
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	719
Attic	3/4 Finished			Attic	7,618
FirePlaces	1			Fireplace	2,875
Insulation	Minimal			Insulation	-397
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Typical	Typical	Below Average	Typical	60,142
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	63%	100%	100%	37,889	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1975	518	C 100	2,527	Avq-	63%	100%	100%	1,592
Encl Frame Porch	1975	140	C 100	2,514	Avq-	63%	100%	100%	1,584
Outbuilding Total									3,176

**Acpt Land** 108,100 **Accepted Bldg** 41,100 **Total** 149,200



Neighborhood 7 Bog Lake West

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

Reference 1

Reference 2

Tran/Land/Bldg 7 1 0

1ST 0 2ND 0

Exemption(s) 1 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frt-DEV	500.00	100,000	100%		100,000
050 X 220	\$/FF -Lake Frt-DEV	500.00	25,000	70%	Excess Frt	17,500
1.64	Acres-Rear Land 1-50	500.00	820	100%		820
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.90						Land Total 124,320

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	960 Sqft	Grade B 100	Base	113,336
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% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	6,510
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	119,846	
<b>Functional Obsolescence</b>				<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		85%	100%	100%	101,869

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1980	460	B 100	2,757	Avq+	85%	100%	100%	2,343
2S Frame Garage	2022	840	B 100	36,764	Avq+	85%	100%	100%	31,249
Outbuilding Total									33,592

**Acpt Land** 124,300 **Accepted Bldg** 135,500 **Total** 259,800

Northfield  
 Name: Rudd, Paul  
 Rudd, Christine

**Valuation Report**

02/14/2025

Page 306

Account: 241 Card: 1 of 1

Map/Lot: 009-014  
 Location: 70 Golden Shore Drive

Neighborhood 7 Bog Lake West

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) 1 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frt-DEV	500.00	100,000	100%		100,000
0.69	Acres-Rear Land 1-50	500.00	345	100%		345
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.70						Land Total 106,345

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	832 Sqft	Grade A 100	Base	120,768
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	110% Hot Water BB	Cooling	0% None	Heat	825
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,234
Attic	1/2 Finished			Attic	10,485
FirePlaces	1			Fireplace	4,313
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	2006	Modern	Modern	Above Average	Typical	139,625
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		88%	100%	100%
						Value Rcnld 122,870

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	2006	252	A 100	9,180	Avg+	88%	100%	100%	8,078
Wood Deck	2006	480	A 100	3,528	Avg+	88%	100%	100%	3,105
Frame Shed	1989	204	B 100	3,008	Avg.	85%	100%	100%	2,557
2S Frame Garage	2008	840	A 100	45,202	Avg+	88%	100%	100%	39,778
Wood Deck	2008	150	A 100	1,251	Avg+	88%	100%	100%	1,101
Outbuilding Total									54,619

**Acpt Land** 106,300 **Accepted Bldg** 177,500 **Total** 283,800

Northfield  
 Name: Reynolds, Alan

**Valuation Report**

02/14/2025  
 Page 307  
 009-015

Map/Lot:  
 Location:

Account: 222 Card: 1 of 1

Neighborhood 7 Bog Lake West

Zoning/Use Shoreland - Residential  
 Topography Level  
 Utilities  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 305	\$/FF -Lake Frontage	300.00	35,323	100%		35,323
Total Acres 0.70				Land Total		35,323
<b>Accpt Land</b>		35,300	<b>Accepted Bldg</b>	0	<b>Total</b>	35,300

Northfield  
 Name: Reynolds, Norma P  
 Reynolds, Alan D

**Valuation Report**

02/14/2025  
 Page 308  
 009-016

Account: 223 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 7 Bog Lake West

Zoning/Use Shoreland - Residential  
 Topography Level  
 Utilities  
 Street Street Surface

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
050 X 220	\$/FF -Lake Frontage	300.00	15,000	100%		15,000
0.88	Acres-Rear Land 1-50	500.00	440	100%		440
Total Acres 1.13				Land Total		15,440
<b>Acpt Land</b>		15,400	<b>Accepted Bldg</b>		0	<b>Total</b>
						15,400

Northfield  
 Name: Reynolds, Alan

**Valuation Report**

02/14/2025

Page 309

Reynolds, Heirs of Fred

Map/Lot:

009-017

Account: 224 Card: 1 of 1

Location:

83 West Drive

Neighborhood 7 Bog Lake West

Zoning/Use Shoreland - Residential  
 Topography Level  
 Utilities Lake Water  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 4 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 470	\$/FF -Lake Frt-DEV	500.00	73,082	100%		73,082
0.00	Site -Lot Improvements	500.00	440	100%		0
Total Acres 1.08			Land Total			73,082

**Dwelling Description**

**Replacement Cost New**

Log Home	One Story	480 Sqft	Grade E 110	Base	25,547
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	-2,176
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-607
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	2,100
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-304
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1950	0	Typical	Typical	Below Average	Typical	24,560			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		43%	100%	100%			
<b>Value(Rcnld)</b>						10,561			
<b>Outbuildings/Additions/Improvements</b>						<b>Value Rcnld</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	1950	352	E 110	969	Avq-	43%	100%	100%	417
<b>Outbuilding Total</b>									<b>417</b>

**Acpt Land** 73,100 **Accepted Bldg** 11,000 **Total** 84,100

Neighborhood 7 Bog Lake West

Zoning/Use Shoreland - Residential  
Topography Level  
Utilities Lake WaterSeptic System  
Street Street Surface

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 0  
1ST 0 2ND 0  
Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
150 X 220	\$/FF -Lake Frt-DEV	500.00	75,000	100%		75,000
0.43	Acres-Rear Land 1-50	500.00	215	100%		215
1.00	Site -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 1.19						78,215

Land Total

**Dwelling Description**

**Replacement Cost New**

Log Home	One Story	660 Sqft	Grade E 110	Base	35,127
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	-2,660
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-835
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	3,409
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	0	Typical	Typical	Average	Typical	35,041
<b>Functional Obsolescence</b>			<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None			None	66%	100%	23,127

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1955	381	E 110	1,042	Avg.	66%	100%	100%	688
Outbuilding Total									688

**Acpt Land**

78,200

**Accepted Bldg**

23,800

**Total**

102,000

**Valuation Report**

Neighborhood 7 Bog Lake West

Zoning/Use Shoreland - Residential  
Topography Level  
Utilities Drilled WellSeptic System  
Street Street Surface

**Sale Data**  
Sale Date 07/26/2023  
Sale Price 0  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Related Parties

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 0  
1ST 0 2ND 0  
Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 261	\$/FF -Lake Frt-DEV	500.00	54,460	100%		54,460
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.60			Land Total			60,460

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	720 Sqft	Grade B 100	Base	80,954
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	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			
1990	0	Modern	Modern	Above Average	Typical	80,348			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	89%	100%	100%	71,510				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1990	240	B 100	4,501	Avq+	89%	100%	100%	4,006
Wood Deck	1990	240	B 100	1,523	Avq+	89%	100%	100%	1,355
Outbuilding Total									5,361

**Acpt Land** 60,500 **Accepted Bldg** 76,900 **Total** 137,400

Northfield  
 Name: CASSIDY, MARK A  
 CASSIDY, GLORIA A

**Valuation Report**

02/14/2025

Page 312

Account: 221 Card: 1 of 1

Map/Lot:  
 Location:

009-020  
 71 West Drive

Neighborhood 7 Bog Lake West

Zoning/Use Shoreland - Residential  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Street Surface

**Sale Data**  
 Sale Date 08/27/2010  
 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 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
150 X 145	\$/FF -Lake Frt-DEV	500.00	60,888	100%		60,888
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.50						66,888

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	720 Sqft	Grade C 120	Base	83,608
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	-6,155
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,987
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	-994
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	0	Typical	Typical	Very Good	Typical	74,472
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		100%	100% 100%	74,472
<b>Outbuildings/Additions/Improvements</b>						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Wood Deck	1955	240	C 120	1,497	V.G.	1,497
Outbuilding Total						1,497
<b>Acpt Land</b>			66,900	<b>Accepted Bldg</b>		76,000
						<b>Total</b> 142,900



**Valuation Report**

Neighborhood 7 Bog Lake West

Zoning/Use Shoreland - Residential  
Topography Level  
Utilities Lake WaterSeptic System  
Street Street Surface

**Sale Data**  
Sale Date 08/03/2015  
Sale Price 0  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Related Parties

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 0  
1ST 0 2ND 0  
Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
150 X 128	\$/FF -Lake Frt-DEV	500.00	57,208	100%		57,208
1.00	Site -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 0.44			Land Total			60,208

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	808 Sqft	Grade SC100	Base	51,605
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	-3,669
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,227
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	-613
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	0	Typical	Typical	Below Average	Typical	46,096
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	47%	100%	100%	21,665	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1955	340	SC100	1,127	Avq-	47%	100%	100%	530
Wood Deck	1955	144	SC100	532	Avq-	47%	100%	100%	250
Encl Frame Porch	1955	32	SC100	821	Avq-	47%	100%	100%	386
Frame Shed	1955	108	D 100	1,328	Avq-	47%	100%	100%	624
Frame Shed	1955	192	D 100	1,935	Avq-	47%	100%	100%	909
Outbuilding Total									2,699

**Acpt Land** 60,200 **Accepted Bldg** 24,400 **Total** 84,600

Northfield  
 Name: Ardito, Helen W  
 Ardito, Gregory A

**Valuation Report**

02/14/2025  
 Page 314  
 009-022  
 63 West Drive

Account: 273 Card: 1 of 2

Map/Lot:  
 Location:

Neighborhood 7 Bog Lake West

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
150 X 153	\$/FF -Lake Frt-DEV	500.00	62,545	100%		62,545
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.53			Land Total			68,545

**Dwelling Description**

**Replacement Cost New**

Contemporary	One & 1/2 Story	1,248 Sqft	Grade A 100	Base	258,685
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	600 Sqft, Grade A	Basement Gar	None	Fin Bsmt	9,108
Heating	100% Hot Water BB	Cooling	0% None	Heat	807
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	3,234
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2002	0	Modern	Modern	Above Average	Typical	271,834			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		93%	100%	100%			
						252,806			
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Wood Deck	2002	1054	B 100	6,090	Avq.	92%	100%	100%	5,603
Outbuilding Total									5,603

**Acpt Land** 68,500 **Accepted Bldg** 258,400 **Total** 326,900

Northfield  
 Name: Ardito, Helen W  
 Ardito, Gregory A

**Valuation Report**

02/14/2025  
 Page 315  
 009-022  
 63 West Drive

Account: 273 Card: 2 of 2

Map/Lot:  
 Location:

Neighborhood 7 Bog Lake West

Zoning/Use Shoreland - Residential  
 Topography Level  
 Utilities  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 8 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
150 X 145	\$/FF -Lake Frontage	300.00	36,533	100%		36,533
Total Acres 0.50				Land Total		36,533
<b>Accpt Land</b>		36,500	<b>Accepted Bldg</b>	0	<b>Total</b>	36,500

Northfield

**Valuation Report**

02/14/2025

Name: Ardito, Helen W

Page 316

Ardito, Gregory A

Map/Lot:

009-022

Account: 273

Location:

63 West Drive

---

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	68,500	258,400	326,900	68,500	258,400	326,900
2	36,500	0	36,500	36,500	0	36,500
<b>TOTAL</b>	105,000	258,400	363,400	105,000	258,400	363,400

---

Account: 243 Card: 1 of 1

Neighborhood 7 Bog Lake West

Zoning/Use Shoreland - Residential  
Topography Level  
Utilities Septic SystemLake Water  
Street Street Surface

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
150 X 119	\$/FF -Lake Frt-DEV	500.00	55,160	100%		55,160
1.00	Site -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 0.41			Land Total			58,160

**Dwelling Description**

**Replacement Cost New**

Seasonal Camp	One Story	804 Sqft	Grade SC100	Base	51,350
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	-3,656
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,831
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	-610
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Typical	Typical	Average	Typical	45,253
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	63%	100%	100%	28,509	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1950	112	SC100	1,442	Avq.	63%	100%	100%	908
Frame Shed	1950	84	E 100	704	Avq-	43%	100%	100%	303
Outbuilding Total									1,211

**Acpt Land**

58,200

**Accepted Bldg**

29,700

**Total**

87,900

Northfield  
 Name: MCCURDY, THOMAS E  
 MCCURDY, BETH A

**Valuation Report**

02/14/2025

Page 318

Account: 72 Card: 1 of 1

Map/Lot:  
 Location:

009-024  
 51 West Drive

Neighborhood 7 Bog Lake West

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) 1 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
150 X 174	\$/FF -Lake Frt-DEV	500.00	66,700	100%		66,700
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.60			Land Total			72,700

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 3/4 Story	768 Sqft	Grade B 100	Base	122,619
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	471
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,754
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	2015	Modern	Modern	Above Average	Typical	124,844
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		92%	100%	100%
						114,856

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1999	372	B 100	2,263	Avq+	92%	100%	100%	2,082
Frame Shed	2016								500
Frame Garage	2021	896	C 100	23,100	Avq.	95%	100%	100%	21,945
Outbuilding Total									24,527

**Acpt Land** 72,700 **Accepted Bldg** 139,400 **Total** 212,100

Northfield  
 Name: THOMPSON, JANET K  
 BROOKS, CORY JOHN

**Valuation Report**

02/14/2025  
 Page 319  
 009-025  
 47 West Drive

Account: 260 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 7 Bog Lake West

Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
150 X 145	\$/FF -Lake Frt-DEV	500.00	60,888	100%		60,888
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.50					Land Total	66,888

**Dwelling Description**

**Replacement Cost New**

Seasonal Camp	One Story	560 Sqft	Grade SC100	Base	35,766
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	-2,869
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-850
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	560	Insulation	-425
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1980	0	Typical	Typical	Fair	Typical	31,622	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		53%	100%	100%	16,760

**Acpt Land** 66,900 **Accepted Bldg** 16,800 **Total** 83,700

Northfield  
 Name: Jones, Robert M  
 Jones, Wilma J

**Valuation Report**

02/14/2025  
 Page 320  
 009-026

Account: 150 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 7 Bog Lake West

Zoning/Use Shoreland - Residential  
 Topography Level  
 Utilities  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 196	\$/FF -Lake Frontage	300.00	56,633	100%		56,633
Total Acres 0.90				Land Total		56,633
<b>Accpt Land</b>		56,600	<b>Accepted Bldg</b>	0	<b>Total</b>	56,600



Northfield  
 Name: REYNOLDS, ALAN D  
 REYNOLDS, LAURA B

**Valuation Report**

02/14/2025  
 Page 321  
 009-027

Account: 154 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 7 Bog Lake West

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Gravel

<b>Sale Data</b>	
Sale Date	09/07/2010
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	10,000.00	10,000	100%		10,000
1.60	Acres-Rear Land 1-50	500.00	800	100%		800
Total Acres 2.60				Land Total		10,800
<b>Acpt Land</b>			10,800	<b>Accepted Bldg</b>		0
						<b>Total</b>
						10,800

Northfield  
 Name: REYNOLDS, SCOTT F

**Valuation Report**

02/14/2025  
 Page 322  
 009-028  
 68 WEST DR

Account: 153 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 7 Bog Lake West

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Gravel

**Sale Data**  
 Sale Date 08/03/2015  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	10,000.00	10,000	100%		10,000
2.30	Acres-Rear Land 1-50	500.00	1,150	100%		1,150
Total Acres 3.30					Land Total	11,150
<b>Acpt Land</b>		11,200	<b>Accepted Bldg</b>		0	<b>Total</b>
						11,200

Northfield  
 Name: McCurdy, Thomas E  
 McCurdy, Beth A

**Valuation Report**

02/14/2025  
 Page 323  
 009-029

Account: 152 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 7 Bog Lake West

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Gravel

Reference 1  
 Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	10,000.00	10,000	100%		10,000	
1.55	Acres-Rear Land 1-50	500.00	775	100%		775	
Total Acres 2.55					Land Total	10,775	
<b>Acpt Land</b>		10,800	<b>Accepted Bldg</b>		0	<b>Total</b>	10,800

Northfield  
 Name: Sawyer, Barbara P

**Valuation Report**

02/14/2025  
 Page 324  
 009-029-A

Account: 323 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 7 Bog Lake West

Zoning/Use None  
 Topography Level  
 Utilities  
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000	
0.15	Acres-Rear Land 1-50	500.00	75	100%		75	
Total Acres 1.15					Land Total	20,075	
<b>Acpt Land</b>		20,100	<b>Accepted Bldg</b>		0	<b>Total</b>	20,100

**Valuation Report**

Neighborhood 7 Bog Lake West

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

**Sale Data**  
Sale Date 08/02/2021  
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 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
2.00	Acres-Rear Land 1-50	500.00	1,000	100%		1,000
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.00			Land Total			27,000

**Dwelling Description**

**Replacement Cost New**

Log Home	One & 1/2 Story	576 Sqft	Grade B 100	Base	92,482
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	-3,580
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			
1990	0	Modern	Modern	Above Average	Typical	88,902			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	89%	100%	100%	79,123				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1990	192	B 100	1,252	Avq+	89%	100%	100%	1,114
Outbuilding Total									1,114

**Acpt Land**

27,000

**Accepted Bldg**

80,200

**Total**

107,200

Northfield  
 Name: Munoz, Jerry A  
 Munoz, Lisa R

**Valuation Report**

02/14/2025  
 Page 326  
 009-031  
 44 WEST DR

Account: 398 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 7 Bog Lake West

Zoning/Use None  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Gravel

**Sale Data**  
 Sale Date 03/16/2005  
 Sale Price 70,000  
 Sale Type Land & Buildings  
 Financing  
 Verified Buyer  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
1.70	Acres-Rear Land 1-50	500.00	850	100%		850
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.70			Land Total			26,850

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	352 Sqft	Grade D 100	Base	27,931
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	-2,731
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-664
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	3,921
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	28,457	
<b>Functional Obsolescence</b>				<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None				83%	100%	100%	23,619

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1985	220	D 100	948	Avq.	83%	100%	100%	787
Frame Shed	2018								1,000
----- S O U N D V A L U E -----									
Outbuilding Total									1,787

**Acpt Land** 26,900 **Accepted Bldg** 25,400 **Total** 52,300

Northfield  
 Name: McCurdy, Arthur R  
 McCurdy, Anita M

**Valuation Report**

02/14/2025  
 Page 327  
 009-032  
 40 West Drive

Account: 151 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 7 Bog Lake West

Zoning/Use None  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Street Surface

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
1.30	Acres-Rear Land 1-50	500.00	650	100%		650
1.00	Site -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 2.30					Land Total	23,650

**Dwelling Description**

**Replacement Cost New**

Cape Cod	One & 3/4 Story	676 Sqft	Grade B 100	Base	113,326
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,287
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	415
Rooms	0				
Bedrooms	0	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	104,454
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete	None	95%	95%	100%	94,270	
Outbuildings/Additions/Improvements					Percent Good	Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
One Story Frame	2007	192	B 100	5,689	Avg.	2,162
					Phy	2,162
					Func	
					Econ	
					Outbuilding Total	2,162
<b>Acpt Land</b>		23,700	<b>Accepted Bldg</b>		96,400	<b>Total</b>
						120,100

Northfield  
 Name: FRUTCHEY, BRIAN A  
 FRUTCHEY, ABBY H

**Valuation Report**

02/14/2025  
 Page 328  
 009-033  
 42 Abby Road

Account: 57 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 7 Bog Lake West  
 Tree Growth 1982  
 Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Gravel  
 TG PLAN YEAR.... 2016

Reference 1  
 Reference 2 SHED  
 Tran/Land/Bldg 6 1 0  
 1ST 0 2ND 0  
 Exemption(s) 1 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 218	\$/FF -Lake Frt-DEV	500.00	99,544	100%		99,544
1.00	Acres-Hardwood TG	129.00	102	100%		102
12.00	Acres-Mixed Wood TG	165.00	1,564	100%		1,564
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
1.00	Acres-Rear Land 1-50	500.00	500	100%		500
Total Acres 15.00					Land Total	107,710

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	896 Sqft	Grade B 100	Base		128,750
Exterior	Asbestos Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Composition	Roof		-251
						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		550
Rooms	5					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		1,754
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				130,803	
1996	0	Typical	Typical	Average					
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		89%	100%	100%	116,415		
Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Story Frame	1996	224	B 100	6,638	Avq.	89%	100%	100%	5,908
Wood Deck	1996	168	B 100	1,118	Avq.	89%	100%	100%	995
Outbuilding Total								6,903	

**Acpt Land** 107,700 **Accepted Bldg** 123,300 **Total** 231,000



Northfield

Valuation Report

02/14/2025

Name: CROCKETT, DIANE A (L/T)

Page 329

FRUTCHEY, BRIAN A & ABBY H

Map/Lot:

009-033

Account: 489 Card: 1 of 1

Location:

10 WEST DR

Neighborhood 7 Bog Lake West

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

Reference 1
Reference 2 PHOTO
Tran/Land/Bldg 6 1 1
1ST 0 2ND 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Row 1: 2.00, Site -Lot Improvements, 3,000.00, 6,000, 100%, 6,000. Row 2: Total Acres 0.00, Land Total, 6,000.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Price/Unit, Condition, Replacement Cost, Value. Rows include: Conventional One Story 1,140 Sqft Grade C 105 Base 110,317; Exterior Vinyl/Aluminum Masonry Trim None Trim 0; Dwelling Units 1 OTHER Units-0 Roof Cover Sheet Metal Roof 1,377; Foundation Concrete Slab Basement None Basement -11,159; Fin. Basement Area None Basement Gar None Fin Bsmt 0; Heating 100% Floor/Wall Cooling 0% None Heat -2,753; 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

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Row 1: 2016, 0, Modern, Modern, Average, Typical, 97,782. Row 2: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Row 3: None, None, 95%, 100%, 100%, 92,893.

Outbuildings/ Additions/ Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include: Encl Frame Porch 2016 160 C 105 2,886 Avq. 95% 100% 100% 2,742; Wood Deck 2016 128 C 105 769 Avq. 95% 100% 100% 731; Frame Shed 2018 196 C 100 2,394 Avq. 95% 100% 100% 2,274. Row 4: Outbuilding Total 5,747.

Acpt Land 6,000 Accepted Bldg 98,600 Total 104,600

Northfield  
 Name: CHENEY, DEVISEES OF BERNARD

**Valuation Report**

02/14/2025

Page 330

Map/Lot:

009-034

Account: 45 Card: 1 of 1

Location:

Neighborhood 7 Bog Lake West

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	10,000.00	10,000	100%		10,000	
10.50	Acres-Rear Land 1-50	500.00	5,250	100%		5,250	
Total Acres 11.50					Land Total	15,250	
<b>Acpt Land</b>		15,300	<b>Accepted Bldg</b>		0	<b>Total</b>	15,300

Northfield  
 Name: REYNOLDS, DONALD E

**Valuation Report**

02/14/2025  
 Page 331  
 009-035

Account: 225 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 7 Bog Lake West

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Gravel

**Sale Data**  
 Sale Date 08/14/2007  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000	
8.50	Acres-Rear Land 1-50	500.00	4,250	100%		4,250	
Total Acres 9.50					Land Total	24,250	
<b>Acpt Land</b>		24,300	<b>Accepted Bldg</b>		0	<b>Total</b>	24,300

Northfield  
 Name: SCHORS, DENIS  
 SCHORS, JEAN

**Valuation Report**

02/14/2025

Page 332

Account: 42 Card: 1 of 1

Map/Lot:

009-036

Location:

49 Abby Road

Neighborhood 7 Bog Lake West

Zoning/Use Shoreland - Residential  
 Topography Level  
 Utilities Lake WaterSeptic System  
 Street Street Surface

**Sale Data**  
 Sale Date 10/10/2014  
 Sale Price 180,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
165 X 220	\$/FF -Lake Frt-DEV	500.00	82,500	100%		82,500
0.17	Acres-Rear Land 1-50	500.00	85	100%		85
1.00	Site -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 1.00						Land Total 85,585

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	675 Sqft	Grade D 100	Base	53,562
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	-4,025
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,273
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	5,139
FirePlaces	1			Fireplace	2,358
Insulation	Minimal			Insulation	-382
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	0	Typical	Typical	Average	Typical	55,379
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		66%	100% 100%	36,550

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1955	220	D 100	4,382	Avq.	66%	100%	100%	2,892
Encl Frame Porch	1955	168	D 100	2,331	Avq.	66%	100%	100%	1,538
Frame Garage	1955	480	D 100	10,366	Avq.	66%	100%	100%	6,842
Outbuilding Total									11,272

**Acpt Land**

85,600

**Accepted Bldg**

47,800

**Total**

133,400

Northfield  
 Name: BARKER, DAVID A  
 BARKER, JULIE G

**Valuation Report**

02/14/2025

Page 333

Map/Lot: 009-037

Account: 171 Card: 1 of 1

Location: 10 SOUTH LN

Neighborhood 7 Bog Lake West

Zoning/Use Shoreland - Residential  
 Topography Level  
 Utilities Lake WaterSeptic System  
 Street Gravel

**Sale Data**  
 Sale Date 08/01/2013  
 Sale Price 150,100  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
165 X 220	\$/FF -Lake Frt-DEV	500.00	82,500	100%		82,500
0.17	Acres-Rear Land 1-50	500.00	85	100%		85
1.00	Site -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 1.00						Land Total 85,585

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	352 Sqft	Grade E 110	Base	23,052
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-1,832
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-668
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	-334
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	0	Typical	Typical	Above Average	Typical	20,218
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	76%	100%	100%	15,366	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1955	186	E 110	2,484	Avq+	76%	100%	100%	1,888
Frame Garage	1955	300	E 110	4,464	Avq+	76%	100%	100%	3,393
Finished Attic	1955	300	E 110	4,080	Avq+	76%	100%	100%	3,101
Encl Frame Porch	1955	154	E 110	1,472	Avq+	76%	100%	100%	1,119
Wood Deck	1955	98	E 110	327	Avq+	76%	100%	100%	249
Outbuilding Total									9,750

**Acpt Land**

85,600

**Accepted Bldg**

25,100 **Total**

110,700

Neighborhood 7 Bog Lake West

Zoning/Use Shoreland - Residential  
 Topography Level  
 Utilities Lake WaterSeptic System  
 Street Street Surface

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
165 X 220	\$/FF -Lake Frt-DEV	500.00	82,500	100%		82,500
0.17	Acres-Rear Land 1-50	500.00	85	100%		85
1.00	Site -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 1.00						Land Total 85,585

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	800 Sqft	Grade E 100	Base	38,708
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	-2,760
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-920
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	-276
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1939	0	Typical	Typical	Above Average	Typical	34,752
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	70%	100%	100%	24,326	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1939	252	E 100	3,455	Avq+	70%	100%	100%	2,418
Frame Shed	1939	80	E 100	687	Avq+	70%	100%	100%	481
Wood Deck	1950	36	E 100	154	Avq+	70%	100%	100%	108
Outbuilding Total									3,007

**Acpt Land** 85,600 **Accepted Bldg** 27,300 **Total** 112,900

**Valuation Report**

Neighborhood 6 Bog Lake East

Zoning/Use Shoreland - Residential  
Topography Level  
Utilities Septic SystemLake Water  
Street Street Surface

**Sale Data**  
Sale Date 10/30/2013  
Sale Price 162,500  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 220	\$/FF -Lake Frt-DEV	500.00	50,000	100%		50,000
0.24	Acres-Rear Land 1-50	500.00	120	100%		120
1.00	Site -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 0.75						Land Total 53,120

**Dwelling Description**

**Replacement Cost New**

Log Home	One Story	525 Sqft	Grade D 100	Base	41,659
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	-3,424
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,485
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	-495
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Typical	Typical	Average	Typical	36,255
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		63%	100% 100%	22,841

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1950	136	D 100	2,023	Avq.	63%	100%	100%	1,274
Wood Deck	1950	80	D 100	420	Avq.	63%	100%	100%	265
Frame Shed	1950	140	E 100	950	Avq.	63%	100%	100%	598
Outbuilding Total									2,137

**Acpt Land** 53,100 **Accepted Bldg** 25,000 **Total** 78,100

**Valuation Report**

Neighborhood 6 Bog Lake East

Zoning/Use Shoreland - Residential  
Topography Level  
Utilities Septic SystemLake Water  
Street Street Surface

**Sale Data**  
Sale Date 01/28/2016  
Sale Price 130,000  
Sale Type Land & Buildings  
Financing Assumed Mortgage  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2 CHECK PHOTO/BLDG  
Tran/Land/Bldg 7 1 0  
1ST 0 2ND 0  
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
050 X 100	\$/FF -Lake Frt-DEV	500.00	16,855	100%		16,855
0.24	Acres-Rear Land 1-50	500.00	120	100%		120
1.00	Site -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 0.35					Land Total	19,975

Dwelling Description				Replacement Cost New	
Conventional Exterior Dwelling Units	Two Story Wood Siding 1 OTHER Units-0	816 Sqft Masonry Trim Roof Cover	Grade D 90 None Asphalt Shingles	Base Trim Roof	86,247 0 0
Foundation	Piers	Basement	None	Basement	-4,131
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,770
Rooms	4				
Bedrooms	1	Add Fixtures	0	Plumbing	0
Baths	1	Half Baths	0	Attic	0
Attic	None			Fireplace	0
FirePlaces	0			Insulation	-1,385
Insulation	None			Unfinished	0
Unfin. Living Area	NONE				

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1973	0	Typical	Typical	Average	Typical	77,961			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	76%	100%	100%	59,250				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1950	140	D 90	582	Avg.	76%	100%	100%	442
Outbuilding Total									442

**Acpt Land** 20,000 **Accepted Bldg** 59,700 **Total** 79,700



Neighborhood 6 Bog Lake East

Zoning/Use Shoreland - Residential  
 Topography Level  
 Utilities Lake WaterSeptic System  
 Street Gravel

**Sale Data**  
 Sale Date 08/22/2007  
 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 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
050 X 220	\$/FF -Lake Frt-DEV	500.00	25,000	100%		25,000
0.50	Acres-Rear Land 1-50	500.00	250	100%		250
1.00	Site -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 0.75						28,250

**Dwelling Description**

**Replacement Cost New**

Description	Details	Value
Seasonal Camp	One Story 650 Sqft Grade SC100	41,514
Exterior	Wood Siding Masonry Trim None	0
Dwelling Units	1 OTHER Units-0 Roof Cover Asphalt Shingles	0
Foundation	Piers Basement None	-3,159
Fin. Basement Area	None Basement Gar None	0
Heating	100% Floor/Wall Cooling 0% None	-987
Rooms	4	
Bedrooms	2 Add Fixtures 0	
Baths	1 Half Baths 0	
Attic	None Plumbing	0
FirePlaces	0 Attic	0
Insulation	Minimal Fireplace	0
Unfin. Living Area	NONE Insulation Unfinished	-296

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Typical	Typical	Below Average	Typical	37,072
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None		None		43%	100%	15,941

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1950	180	SC100	642	Avg	43%	100%	100%	276
Frame Shed	1950								300
----- S O U N D V A L U E -----									
<b>Outbuilding Total</b>									<b>576</b>

**Acpt Land** 28,300 **Accepted Bldg** 16,500 **Total** 44,800

**Valuation Report**

Map/Lot:

009-042

Account: 209 Card: 1 of 2

Location:

36 Idlewild Lane

Neighborhood 6 Bog Lake East

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

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 220	\$/FF -Lake Frt-DEV	500.00	50,000	100%		50,000
0.18	Acres-Rear Land 1-50	500.00	90	100%		90
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.69						Land Total 56,090

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	936 Sqft	Grade C 120	Base	108,691
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	Dry 1/4 Bmt	Basement	-6,629
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	
1985	0	Modern	Modern	Good	Typical	102,062	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		90%	100%	100%	91,856

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1985	407	C 120	2,420	Good	90%	100%	100%	2,178
Frame Shed	1995	140	B 100	2,320	Avq+	91%	100%	100%	2,111
Outbuilding Total									4,289

**Acpt Land**

56,100

**Accepted Bldg**

96,100

**Total**

152,200

Northfield  
Name: Pellon, Edward

**Valuation Report**

02/14/2025

Page 339

Map/Lot:

009-042

Location:

36 Idlewild Lane

Account: 209 Card: 2 of 2

Neighborhood 6 Bog Lake East

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

Reference 1  
Reference 2  
Tran/Land/Bldg 0 0 0  
1ST 0 2ND 0  
Exemption(s) Land Schedule 1

Dwelling Description				Replacement Cost New	
Conventional	One Story	696 Sqft	Grade C 120	Base	80,822
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-3,853
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,921
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							Total		
Built	Renovated	Kitchens	Baths	Condition	Layout		Total		
1995	0	Typical	Typical	Above Average	Typical		75,048		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		91%	100%	100%	68,294		
Outbuildings/Additions/Improvements							Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	1995	216	C 120	1,365	Avq+	91%	100%	100%	1,242
							Percent Good		
							Outbuilding Total	1,242	
<b>Acpt Land</b>			0	<b>Accepted Bldg</b>		69,500	<b>Total</b>	69,500	

Northfield  
Name: Pellon, Edward

**Valuation Report**

02/14/2025  
Page 340  
009-042  
36 Idlewild Lane

Account: 209  
Map/Lot:  
Location:

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	56,100	96,100	152,200	56,100	96,100	152,200
2	0	69,500	69,500	0	69,500	69,500
<b>TOTAL</b>	56,100	165,600	221,700	56,100	165,600	221,700

**Valuation Report**

Neighborhood 6 Bog Lake East

Zoning/Use Shoreland - Residential  
Topography Level  
Utilities Drilled WellSeptic System  
Street Street Surface

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 0  
1ST 0 2ND 0  
Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 220	\$/FF -Lake Frt-DEV	500.00	50,000	100%		50,000
0.24	Acres-Rear Land 1-50	500.00	120	100%		120
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.75						56,120

Land Total

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 3/4 Story	840 Sqft	Grade B 100	Base	120,703
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Composition	Roof	-236
					0
					0
Foundation	Piers	Basement	Dry 1/4 Bmt	Basement	-6,221
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,754
Attic	1/2 Finished			Attic	8,572
FirePlaces	1			Fireplace	3,508
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	2000	Modern	Modern	Above Average	Typical	128,080
<b>Functional Obsolescence</b>	<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>	
None	None	74%	100%	100%	94,779	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
One Story Frame	2000	161	B 100	4,770	Avg+	74%	100%	100%	3,530
Encl Frame Porch	2000	35	B 100	1,562	Avg+	74%	100%	100%	1,156
Frame Garage	1950	322	B 100	10,578	Avg+	74%	100%	100%	7,828
Frame Shed	1950	242	E 100	1,401	Avg-	43%	100%	100%	602
Outbuilding Total									13,116

<b>Acpt Land</b>	56,100	<b>Accepted Bldg</b>	107,900	<b>Total</b>	164,000
------------------	--------	----------------------	---------	--------------	---------

**Valuation Report**

Neighborhood 6 Bog Lake East

Zoning/Use Shoreland - Residential  
Topography Rolling  
Utilities Septic SystemLake Water  
Street Gravel

Sale Data	
Sale Date	10/30/2015
Sale Price	50,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
075 X 220	\$/FF -Lake Frt-DEV	500.00	37,500	100%		37,500	
0.37	Acres-Rear Land 1-50	500.00	185	100%		185	
1.00	Site -Lot Improvements	3,000.00	3,000	100%		3,000	
Total Acres 0.75						Land Total	40,685

**Dwelling Description**

**Replacement Cost New**

Seasonal Camp	One Story	952 Sqft	Grade SC100	Base	60,802
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	-4,134
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,445
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	-723
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1950	2004	Typical	Typical	Above Average	Typical	54,500				
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		74%	100%	100%	40,330			
<b>Outbuildings/Additions/Improvements</b>										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Wood Deck	2004	200	B 100	1,297	Avq.	93%	100%	100%		1,206
Outbuilding Total										1,206

**Acpt Land** 40,700 **Accepted Bldg** 41,500 **Total** 82,200

Northfield  
 Name: INGRAM TRUSTEES,ADAM D & ANDREW  
 INGRAM FAMILY TRUST  
 Account: 143 Card: 1 of 1

**Valuation Report**

02/14/2025  
 Page 343  
 009-045  
 48 Idlewild Lane

Map/Lot:  
 Location:

Neighborhood 6 Bog Lake East

Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities Septic SystemLake Water  
 Street Gravel

Sale Data	
Sale Date	06/20/2011
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 220	\$/FF -Lake Frt-DEV	500.00	50,000	100%		50,000
0.34	Acres-Rear Land 1-50	500.00	170	100%		170
1.00	Site -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 0.85						Land Total 53,170

**Dwelling Description**

**Replacement Cost New**

Seasonal Camp	One Story	779 Sqft	Grade E 100	Base	37,692
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	-2,709
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-896
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	-448
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1950	0	Typical	Typical	Below Average	Typical	33,639			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		43%	100%	100%			
<b>Outbuildings/Additions/Improvements</b>						<b>Value(Rcnld)</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1950	72	E 100	858	Avq-	43%	100%	100%	369
Wood Deck	1950	168	E 100	458	Avq-	43%	100%	100%	197
Frame Garage	1950	300	E 100	4,058	Avq-	43%	100%	100%	1,745
Frame Shed	1950	198	E 100	1,206	Avq-	43%	0%	100%	0
<b>Outbuilding Total</b>						<b>2,311</b>			

**Acpt Land** 53,200 **Accepted Bldg** 16,800 **Total** 70,000

Northfield  
 Name: Zambrotta, John  
 Schack, Tracey R

**Valuation Report**

02/14/2025

Page 344

Account: 217 Card: 1 of 1

Map/Lot:  
 Location:

009-046  
 52 Idlewild Lane

Neighborhood 6 Bog Lake East

Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities Septic SystemLake Water  
 Street Gravel

**Sale Data**  
 Sale Date 01/26/2004  
 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 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
125 X 220	\$/FF -Lake Frt-DEV	500.00	62,500	100%		62,500
1.00	Site -Lot Improvements	3,000.00	3,000	100%		3,000
0.32	Acres-Rear Land 1-50	500.00	160	100%		160
Total Acres 0.95						65,660

**Dwelling Description**

**Replacement Cost New**

Seasonal Camp	One Story	971 Sqft	Grade D 120	Base	92,459
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	-6,254
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,198
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	-659
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	1990	Typical	Typical	Above Average	Typical	83,348
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	74%	100%	100%	61,678	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Encl Frame Porch	1990	119	C 100	2,267	Avg+	89%	100%	100%	2,018
Wood Deck	1990	221	C 100	1,160	Avg+	89%	100%	100%	1,032
Frame Shed	1950	300	C 100	3,311	Avg.	63%	100%	100%	2,086
Outbuilding Total									5,136

**Acpt Land** 65,700 **Accepted Bldg** 66,800 **Total** 132,500



Northfield  
 Name: SMITH, ALAN L  
 SMITH, ANN M

**Valuation Report**

02/14/2025

Page 345

Map/Lot:

009-047

Account: 255 Card: 1 of 1

Location:

60 Idlewild Lane

Neighborhood 6 Bog Lake East

Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities  
 Street Gravel

**Sale Data**  
 Sale Date 11/20/2011  
 Sale Price 69,867  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
149 X 220	\$/FF -Lake Frt-DEV	500.00	74,500	100%		74,500
0.47	Acres-Rear Land 1-50	500.00	235	100%		235
0.00	Site -Lot Improvements	500.00	160	100%		0
Total Acres 1.22						Land Total 74,735

**Dwelling Description**

**Replacement Cost New**

Seasonal Camp	One Story	368 Sqft	Grade SC100	Base	23,503
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	-2,250
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-838
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,423
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-279
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1957	0	Old Type	None	Fair	Typical	18,713	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		26%	90%	100%	4,379

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2005	240	B 100	1,523	Avq+	94%	100%	100%	1,432
Frame Shed	2018	135	A 100	2,785	Avq.	95%	100%	100%	2,646
Outbuilding Total									4,078

**Acpt Land**

74,700

**Accepted Bldg**

8,500

**Total**

83,200

**Valuation Report**

Neighborhood 6 Bog Lake East

Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities Septic SystemLake Water  
 Street Gravel

**Sale Data**  
 Sale Date 12/19/2018  
 Sale Price 165,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
115 X 220	\$/FF -Lake Frt-DEV	500.00	57,500	100%		57,500
0.26	Acres-Rear Land 1-50	500.00	130	100%		130
1.00	Site -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 0.84						Land Total 60,630

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	900 Sqft	Grade D 100	Base	71,416
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	-4,927
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,697
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	5,988
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	70,780			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		63%	100%	100%			
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2000	940	D 100	3,664	Avq-	63%	100%	100%	2,308
Wood Deck	1990	240	D 100	1,024	Fair	65%	100%	100%	666
Frame Shed	1974			----- S O U N D V A L U E -----					200
Frame Shed	1957	48	D 100	895	Poor	18%	100%	100%	161
						<b>Outbuilding Total</b>			<b>3,335</b>
<b>Acpt Land</b>		60,600		<b>Accepted Bldg</b>		47,900		<b>Total</b>	108,500

Neighborhood 6 Bog Lake East

Zoning/Use Shoreland - Residential  
Topography Rolling  
Utilities Septic SystemLake Water  
Street Gravel

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 0  
1ST 0 2ND 0  
Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
165 X 220	\$/FF -Lake Frt-DEV	500.00	82,500	100%		82,500
0.42	Acres-Rear Land 1-50	500.00	210	100%		210
1.00	Site -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 1.25						85,710

Land Total

**Dwelling Description**

**Replacement Cost New**

Seasonal Camp	One Story	996 Sqft	Grade SC100	Base	63,612
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	-4,275
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	1		
Baths	1	Half Baths	0	Plumbing	474
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	
1955	0	Typical	Typical	Below Average	Typical	57,543	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		47%	100%	100%	27,045

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1980	352	SC100	3,303	Avq-	47%	100%	100%	1,552
Wood Deck	1980	40	SC100	216	Avq-	47%	100%	100%	102
Wood Deck	1980	284	SC100	957	Avq-	47%	100%	100%	450
Frame Shed	1980	35	D 100	800	Avq-	68%	100%	100%	544
Frame Shed	1980	216	E 100	1,286	Avq-	68%	100%	100%	874
Frame Shed	1980	282	C 100	3,152	Avq-	68%	100%	100%	2,143
Outbuilding Total									5,665

**Acpt Land** 85,700 **Accepted Bldg** 32,700 **Total** 118,400

**Valuation Report**

Neighborhood 6 Bog Lake East

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

**Sale Data**  
Sale Date 11/05/2010  
Sale Price 249,900  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frt-DEV	500.00	100.000	100%		100,000
031 X 220	\$/FF -Lake Frt-DEV	500.00	15.500	70%	Excess Frt	10,850
0.57	Acres-Rear Land 1-50	500.00	285	100%		285
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.74						Land Total 117,135

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	1,024 Sqft	Grade B 100	Base	164,413
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	539
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
1990	2002	Modern	Modern	Above Average	Typical	164,952
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None		None		89%	100%	146,807

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Wood Deck	1990	352	B 100	2,150	Avq+	89%	100%	100%		1,914
Frame Shed	1990	192	D 100	1,935	Avq.	85%	100%	100%		1,645
Metal Garage	2013	1232	B 100	16,167	Avq.	95%	100%	100%		15,359
<b>Outbuilding Total</b>										<b>18,918</b>

**Acpt Land** 117,100 **Accepted Bldg** 165,700 **Total** 282,800

**Valuation Report**

Neighborhood 6 Bog Lake East

Zoning/Use Shoreland - Residential  
Topography Rolling  
Utilities Septic SystemLake Water  
Street Gravel

**Sale Data**  
Sale Date 06/20/2013  
Sale Price 0  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 7 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
115 X 220	\$/FF -Lake Frt-DEV	500.00	57,500	100%		57,500
0.30	Acres-Rear Land 1-50	500.00	150	100%		150
1.00	Site -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 0.88						Land Total 60,650

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	900 Sqft	Grade A 100	Base	130,638
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	1,553
					0
					0
Foundation	Piers	Basement	None	Basement	-14,533
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-3,105
Rooms	6				
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,078
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	2022	Modern	Typical	Above Average	Typical	115,631				
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>				
None						85,567				
<b>Economic Obsolescence</b>										
None										
<b>Phys. %</b>						74%				
<b>Func. %</b>						100%				
<b>Econ. %</b>						100%				
<b>Outbuildings/Additions/Improvements</b>										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value
Wood Deck	2022	340	A 100	2,588	Avq+	74%	100%	100%		Rcnld
Outbuilding Total										1,915

**Acpt Land** 60,700 **Accepted Bldg** 87,500 **Total** 148,200

**Valuation Report**

Map/Lot:

009-052

Account: 232 Card: 1 of 1

Location:

62 Cottage Ln

Neighborhood 6 Bog Lake East

Zoning/Use Shoreland - Residential  
Topography Rolling  
Utilities Septic System  
Street Gravel

Reference 1  
Reference 2 RENOVIATIONS  
Tran/Land/Bldg 1 1 0  
1ST 0 2ND 0  
Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
115 X 220	\$/FF -Lake Frt-DEV	500.00	57,500	100%		57,500
0.30	Acres-Rear Land 1-50	500.00	150	100%		150
1.00	Site -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 0.88						Land Total 60,650

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	624 Sqft	Grade C 110	Base	90,334
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	
1990	0	Modern	Modern	Above Average	Typical	90,334	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		89%	100%	100%	80,397

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1990	242	C 110	1,382	Avq+	89%	100%	100%	1,230
Encl Frame Porch	1990	80	C 110	1,990	Avq+	89%	100%	100%	1,771
Outbuilding Total									3,001

**Acpt Land**

60,700

**Accepted Bldg**

83,400

**Total**

144,100

Northfield

**Valuation Report**

02/14/2025

Name: McDonald, Michael

Page 351

McDonald, Mary Tina

Map/Lot:

009-053

Account: 173 Card: 1 of 1

Location:

Neighborhood 6 Bog Lake East

Zoning/Use Shoreland - Residential

Topography Rolling

Utilities

Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
033 X 330	\$/FF -Lake Frontage	300.00	12,125	100%		12,125
Total Acres 0.25				Land Total		12,125

<b>Accpt Land</b>	12,100	<b>Accepted Bldg</b>	0	<b>Total</b>	12,100
-------------------	--------	----------------------	---	--------------	--------

Northfield  
 Name: McDonald, Michael J  
 McDonald, Jill E

**Valuation Report**

02/14/2025  
 Page 352  
 009-054  
 68 Cottage Road

Account: 280 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 6 Bog Lake East

Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
066 X 330	\$/FF -Lake Frontage	300.00	24,250	100%		24,250
Total Acres 0.50				Land Total		24,250
<b>Accpt Land</b>		24,300	<b>Accepted Bldg</b>	0	<b>Total</b>	24,300



Northfield  
 Name: McDonald, Michael J  
 McDonald, Jill E

**Valuation Report**

02/14/2025

Page 353

Account: 172 Card: 1 of 2

Map/Lot:  
 Location:

009-055  
 74 Cottage Road

Neighborhood 6 Bog Lake East

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) 1 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
165 X 220	\$/FF -Lake Frt-DEV	500.00	82,500	100%		82,500
0.42	Acres-Rear Land 1-50	500.00	210	100%		210
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.25						88,710

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
Conventional	One & 3/4 Story	988 Sqft	Grade C 120	Base		162,916
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		597
Rooms	6					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		1,725
Attic	None			Attic		0
FirePlaces	1			Fireplace		3,450
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	Typical	Typical	Very Good	Typical	168,688
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		80%	100% 100%	134,950

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1994	124	C 120	857	V.G.	80%	100%	100%	686
Canopy	1994	276	C 120	2,999	V.G.	80%	100%	100%	2,399
Frame Shed	1994	288	C 100	3,205	Avg.	88%	100%	100%	2,820
Frame Shed	2010	200	C 100	2,430	Avg.	95%	100%	100%	2,308
Frame Shed	2013	80	C 100	1,373	Avg.	95%	100%	100%	1,304
Outbuilding Total									9,517

<b>Acpt Land</b>	88,700	<b>Accepted Bldg</b>	144,500	<b>Total</b>	233,200
------------------	--------	----------------------	---------	--------------	---------

Northfield  
 Name: McDonald, Michael J  
 McDonald, Jill E

**Valuation Report**

02/14/2025

Page 354

Account: 172 Card: 2 of 2

Map/Lot:  
 Location:

009-055  
 74 Cottage Road

Neighborhood 6 Bog Lake East

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 0 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Dwelling Description</b>				<b>Replacement Cost New</b>	
Seasonal Camp	One Story	434 Sqft	Grade E 100	Base	20,999
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-1,866
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-499
Rooms	1				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,078
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-250
Unfin. Living Area	NONE			Unfinished	0

<b>Dwelling Condition</b>							<b>Layout</b>			<b>Total</b>
<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			<b>Value(Rcnld)</b>
1950	0	Obsolete	Obsolete	Below Average	43%	90%	100%			17,306
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>								
None		None								6,697
<b>Outbuildings/Additions/Improvements</b>							<b>Percent Good</b>			<b>Value Rcnld</b>
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
Encl Frame Porch	1950	66	E 100	822	Avq-	43%	90%	100%	318	
One Story Frame	1950	150	E 100	1,822	Avq-	43%	90%	100%	705	
							<b>Outbuilding Total</b>			<b>1,023</b>
<b>Acpt Land</b>			0	<b>Accepted Bldg</b>			7,700	<b>Total</b>		7,700

Northfield  
Name: McDonald, Michael J  
McDonald, Jill E  
Account: 172

**Valuation Report**

02/14/2025  
Page 355  
009-055  
74 Cottage Road

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	88,700	144,500	233,200	88,700	144,500	233,200
2	0	7,700	7,700	0	7,700	7,700
<b>TOTAL</b>	88,700	152,200	240,900	88,700	152,200	240,900

Northfield  
 Name: CHERRY, JOSEPH F  
 JOHNSON, SHANNON LEE

**Valuation Report**

02/14/2025

Page 356

Account: 190 Card: 1 of 1

Map/Lot: 009-056  
 Location: 78 COTTAGE RD

Neighborhood 6 Bog Lake East

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

**Sale Data**  
 Sale Date 06/18/2019  
 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 1 0

1ST 0 2ND 0

Exemption(s) 1 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 220	\$/FF -Lake Frt-DEV	500.00	50,000	100%		50,000
0.24	Acres-Rear Land 1-50	500.00	120	100%		120
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.75			Land Total			56,120

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	676 Sqft	Grade B 100	Base	76,007
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	948
					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	Minimal			Insulation	-569
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1960	1990	Typical	Typical	Average	Typical	76,386			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	69%	100%	100%	52,706				
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1990	140	B 100	961	Avq.	69%	100%	100%	663
Frame Shed	1960	120	E 100	862	Fair	30%	100%	100%	259
Frame Shed	1960	140	E 100	950	Fair	30%	100%	100%	285
Two Story Frame	2021	140	B 100	6,140	Avq.	95%	100%	100%	5,833
						<b>Outbuilding Total</b>			<b>7,040</b>
<b>Acpt Land</b>		56,100		<b>Accepted Bldg</b>		59,700		<b>Total</b>	115,800

Neighborhood 6 Bog Lake East

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

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 0  
1ST 0 2ND 0  
Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
150 X 220	\$/FF -Lake Frt-DEV	500.00	75,000	100%		75,000
0.24	Acres-Rear Land 1-50	500.00	120	100%		120
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00					Land Total	81,120

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	840 Sqft	Grade A 100	Base	121,929
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	1,449
					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	-2,898
Rooms	4				
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	
2000	0	Modern	Modern	Above Average	Typical	120,480	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		92%	100%	100%	110,842

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2000	192	A 100	1,541	Avg+	92%	100%	100%	1,418
Frame Garage	2002	768	C 100	19,881	Avg+	93%	100%	100%	18,489
Outbuilding Total									19,907

<b>Acpt Land</b>	81,100	<b>Accepted Bldg</b>	130,700	<b>Total</b>	211,800
------------------	--------	----------------------	---------	--------------	---------

Northfield

Valuation Report

02/14/2025

Name: Luce, William & Patsy

Page 358

LOVE, CARLTON (1/3 INT)

Map/Lot:

009-058

Account: 167 Card: 1 of 1

Location:

88 Cottage Road

Neighborhood 6 Bog Lake East

Zoning/Use Shoreland - Residential
Topography Rolling
Utilities Septic SystemLake Water
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 0 1 0
1ST 0 2ND 0
Exemption(s) Land Schedule 1

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 075 X 220, 0.37 Acres-Rear Land 1-50, 1.00 Site -Lot Improvements, and Land Total 40,685.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Dwelling Description, Price/Unit, Grade, Replacement Cost New, Value. Rows include Seasonal Camp, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 8 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Value(Rcnld). Rows include 1955, Functional Obsolescence, None.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Row includes Wood Deck 1955, 180, C 100, 972, Avg-, 47%, 100%, 100%, 457.

Summary row: Acpt Land 40,700 Accepted Bldg 13,000 Total 53,700

Northfield  
 Name: PARTRIDGE, DAVID  
 PARTRIDGE, KATHY

**Valuation Report**

02/14/2025

Page 359

Map/Lot:

009-059

Account: 18 Card: 1 of 2

Location:

92 Cottage Road

Neighborhood 6 Bog Lake East

Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities Lake WaterSeptic System  
 Street Gravel

**Sale Data**  
 Sale Date 09/19/2019  
 Sale Price 149,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Buyer  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
050 X 326	\$/FF -Lake Frt-DEV	500.00	30,432	100%		30,432
1.00	Site -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 0.37			Land Total			33,432

**Dwelling Description**

**Replacement Cost New**

Seasonal Camp	One Story	580 Sqft	Grade D 100	Base	46,023
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	-3,645
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,094
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	-547
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	0	Typical	Typical	Good	Typical	40,737
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	82%	100%	100%	33,404	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1955	80	D 100	420	Good	82%	100%	100%	344
Encl Frame Porch	1955	80	D 100	1,484	Good	82%	100%	100%	1,217
Outbuilding Total									1,561

**Acpt Land**

33,400

**Accepted Bldg**

35,000

**Total**

68,400

Northfield  
 Name: PARTRIDGE, DAVID  
 PARTRIDGE, KATHY

**Valuation Report**

02/14/2025

Page 360

Account: 18 Card: 2 of 2

Map/Lot:  
 Location:

009-059  
 92 Cottage Road

Neighborhood 6 Bog Lake East

Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities Lake WaterSeptic System  
 Street Gravel

**Sale Data**  
 Sale Date 09/19/2019  
 Sale Price 149,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Buyer  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 0 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

Dwelling Description				Replacement Cost New	
Seasonal Camp	One Story	186 Sqft	Grade E 100	Base	9,000
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-1,260
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-321
Rooms	1				
Bedrooms	0	Add Fixtures	1		
Baths	0	Half Baths	0	Plumbing	-719
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	186	Insulation	-107
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1950	0	Obsolete	Obsolete	Average	Typical	6,593	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
None		None		63%	90%	100%	3,738
<b>Acpt Land</b>			0	<b>Accepted Bldg</b>		3,700	<b>Total</b>
						3,700	



Northfield  
Name: PARTRIDGE, DAVID  
PARTRIDGE, KATHY  
Account: 18

**Valuation Report**

02/14/2025  
Page 361  
009-059  
92 Cottage Road

Map/Lot:  
Location:

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	33,400	35,000	68,400	33,400	35,000	68,400
2	0	3,700	3,700	0	3,700	3,700
<b>TOTAL</b>	33,400	38,700	72,100	33,400	38,700	72,100

Name: STACKPOLE, SHARON

JEAN CHERRY & NANCY TALBOT

Map/Lot:

009-060

Account: 177 Card: 1 of 1

Location:

100 Cottage Road

Neighborhood 6 Bog Lake East

Zoning/Use Shoreland - Residential
Topography Rolling
Utilities Septic SystemDrilled Well
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 0 1 0
1ST 0 2ND 0
Exemption(s) Land Schedule 1

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 120 X 220, 0.14 Acres-Rear Land 1-50, 2.00 Site -Lot Improvements, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Price/Unit, Condition, Replacement Cost New, Value. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 8 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Value(Rcnld). Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck, Frame Shed, and Outbuilding Total.

Acpt Land 66,100 Accepted Bldg 46,300 Total 112,400

Neighborhood 6 Bog Lake East

Zoning/Use Shoreland - Residential  
Topography Rolling  
Utilities Septic SystemLake Water  
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
151 X 220	\$/FF -Lake Frt-DEV	500.00	75,500	100%		75,500
0.24	Acres-Rear Land 1-50	500.00	120	100%		120
1.00	Site -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 1.00						Land Total 78,620

**Dwelling Description**

**Replacement Cost New**

Seasonal Camp	One Story	532 Sqft	Grade D 100	Base	42,215
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	-3,452
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,505
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	-502
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1950	0	Typical	Typical	Average	Typical	36,756			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		63%	100% 100%	23,156			
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1950	144	D 100	661	Avq.	63%	100%	100%	416
Encl Frame Porch	1950	192	D 100	2,562	Avq.	63%	100%	100%	1,614
Frame Shed	1950	286	C 100	3,188	Avq-	43%	100%	100%	1,371
Frame Shed	1950	88	C 100	1,443	Avq-	43%	100%	100%	620
<b>Outbuilding Total</b>									<b>4,021</b>

**Acpt Land**

78,600

**Accepted Bldg**

27,200

**Total**

105,800

Northfield  
 Name: JONES, NEIL MATTHEW  
 JONES, PATRICIA LYNN

**Valuation Report**

02/14/2025

Page 364

Account: 16 Card: 1 of 1

Map/Lot:  
 Location:

009-063  
 108 Cottage Road

Neighborhood 6 Bog Lake East

Zoning/Use Shoreland - Residential  
 Topography Steep  
 Utilities Septic SystemDrilled Well  
 Street Gravel

**Sale Data**  
 Sale Date 06/26/2020  
 Sale Price 146,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
120 X 220	\$/FF -Lake Frt-DEV	500.00	60,000	100%		60,000
0.30	Acres-Rear Land 1-50	500.00	150	100%		150
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.91						Land Total 66,150

**Dwelling Description**

**Replacement Cost New**

Seasonal Camp	One Story	658 Sqft	Grade C 100	Base	63,674
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	-7,949
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,513
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,875
Insulation	Minimal			Insulation	-454
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Typical	Typical	Good	Typical	56,633
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None						47,005

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	Condition		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
Wood Deck	1960	161	C 100	884	Good	83%	100%	100%	734
Wood Deck	1960	126	C 100	723	Good	83%	100%	100%	600
Overnight Cabin	1965	139	C 100	2,318	Avq-	55%	100%	100%	1,275
<b>Outbuilding Total</b>									<b>2,609</b>

**Acpt Land**

66,200

**Accepted Bldg**

49,600

**Total**

115,800

Name: INGALLS, BRUCE

Page 365

TRUSTEE, BRUCE R INGALLS TRUST

Map/Lot:

009-064

Account: 139 Card: 1 of 1

Location:

114 Cottage Road

Neighborhood 6 Bog Lake East

Zoning/Use Shoreland - Residential
Topography Rolling
Utilities Septic System
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 8 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 100 X 220, 0.62, 1.00, and Total Acres 1.13.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Dwelling Description, Dwelling Description, Dwelling Description, Replacement Cost New, Replacement Cost New. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 8 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Total. Rows include 1950, 0, Typical, Typical, Average, Typical, 59,390.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Open Frame Porch, Wood Deck, Frame Shed, and Outbuilding Total.

Acpt Land 53,300 Accepted Bldg 39,900 Total 93,200

Northfield  
 Name: Murphy, Robert  
 Murphy, Cathy

**Valuation Report**

02/14/2025

Page 366

Map/Lot:

009-065

Account: 197 Card: 1 of 1

Location:

120 Cottage Road

Neighborhood 6 Bog Lake East

Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities Septic System  
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 8 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
150 X 220	\$/FF -Lake Frt-DEV	500.00	75,000	100%		75,000	
0.37	Acres-Rear Land 1-50	500.00	185	100%		185	
1.00	Site -Lot Improvements	3,000.00	3,000	100%		3,000	
Total Acres 1.13						Land Total	78,185

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	921 Sqft	Grade D 100	Base	73,082
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-8,069
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,737
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	-521
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1950	0	Typical	Typical	Below Average	Typical	62,755			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		43%	100%	100%	26,985		
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1950	280	D 100	3,411	Avq-	43%	100%	100%	1,467
Wood Deck	1995	100	B 100	736	Avq.	88%	100%	100%	648
Shoreside Deck/Dock	1950								1,000
----- S O U N D V A L U E -----									
Outbuilding Total									3,115

**Acpt Land**

78,200

**Accepted Bldg**

30,100

**Total**

108,300

Northfield  
 Name: CHERRY, WILLIAM J  
 CHERRY, STACEY J

**Valuation Report**

02/14/2025

Page 367

Account: 4 Card: 1 of 1

Map/Lot: 009-066  
 Location: 124 Cottage Rd

Neighborhood 6 Bog Lake East

Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities Septic SystemLake Water  
 Street Gravel

**Sale Data**  
 Sale Date 05/18/2011  
 Sale Price 85,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 8 0  
 1ST 0 2ND 0  
 Exemption(s) 1 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 229	\$/FF -Lake Frt-DEV	500.00	51,012	100%		51,012
0.22	Acres-Rear Land 1-50	500.00	110	100%		110
1.00	Site -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 0.75						Land Total 54,122

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	791 Sqft	Grade C 100	Base	76,544
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-8,905
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,819
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	-910
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1950	0	Old Type	Old Type	Average	Typical	64,910				
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>				
None		None		63%	100% 100%	40,893				
<b>Outbuildings/Additions/Improvements</b>										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Encl Frame Porch	1950	140	C 100	2,514	Avq.	63%	100%	100%	1,584	
Frame Shed	1950	280	C 100	3,135	Avq.	63%	100%	100%	1,975	
Frame Shed	1950	56	C 100	1,162	Avq.	63%	100%	100%	732	
Frame Shed	1950	30	E 100	467	Fair	26%	100%	100%	121	
Outbuilding Total									4,412	
<b>Acpt Land</b>		54,100		<b>Accepted Bldg</b>		45,300		<b>Total</b>		99,400

**Valuation Report**

Neighborhood 6 Bog Lake East

Zoning/Use Shoreland - Residential  
Topography Rolling  
Utilities Septic System  
Street Gravel

**Sale Data**  
Sale Date 05/14/2018  
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 8 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 220	\$/FF -Lake Frontage	300.00	30,000	100%		30,000
0.24	Acres-Rear Land 1-50	500.00	120	100%		120
1.00	Site -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 0.75						Land Total 33,120

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	546 Sqft	Grade C 100	Base	50,320
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-4,279
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	Minimal			Insulation	-377
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Typical	Typical	Average	Typical	45,664
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		69%	100% 100%	31,508

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1960	234	C 100	3,618	Avq.	69%	100%	100%	2,496
Wood Deck	1960	40	C 100	328	Avq.	69%	100%	100%	226
Frame Shed	2012	90	D 100	1,197	Avq.	95%	100%	100%	1,137
Frame Shed	2013	100	E 100	775	Avq.	95%	100%	100%	736
Outbuilding Total									4,595

**Acpt Land** 33,100 **Accepted Bldg** 36,100 **Total** 69,200



Name: RAMSDELL, SARAH

BLAINE, JANINE PLANTE (L/E)

Map/Lot:

009-068

Account: 218 Card: 1 of 1

Location:

8 MUD CREEK RD

Neighborhood 6 Bog Lake East

Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities Septic SystemLake Water  
 Street Gravel

**Sale Data**  
 Sale Date 02/14/2013  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 8 1

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frt-DEV	500.00	100,000	100%		100,000
005 X 220	\$/FF -Lake Frt-DEV	500.00	2,500	70%	Excess Frt	1,750
1.01	Acres-Rear Land 1-50	500.00	505	100%		505
1.00	Site -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 2.05						Land Total 105,255

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	768 Sqft	Grade B 100	Base	117,438
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	-3,233
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
2015	0	Typical	Typical	Above Average	Typical	114,205
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	95%	100%	100%	108,495	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2016	168	C 100	2,148	Avq.	95%	100%	100%	2,041
Wood Deck	2015	25	B 100	315	Avq+	95%	100%	100%	299
Open Frame Porch	2015	264	B 100	3,074	Avq+	95%	100%	100%	2,920
Outbuilding Total									5,260

**Acpt Land**

105,300

**Accepted Bldg**

113,800

**Total**

219,100

**Valuation Report**

Account: 414 Card: 1 of 1  
 Map/Lot: Location:

Neighborhood 6 Bog Lake East

Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities Septic SystemLake Water  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 7 8 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frt-DEV	500.00	100,000	100%		100,000
065 X 220	\$/FF -Lake Frt-DEV	500.00	32,500	70%	Excess Frt	22,750
1.69	Acres-Rear Land 1-50	500.00	845	100%		845
1.00	Site -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 3.03						Land Total 126,595

Dwelling Description				Replacement Cost New	
Seasonal Camp	One Story	592 Sqft	Grade SC100	Base	36,009
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-2,972
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-899
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	-449
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Value(Rcnld)		
1950	0	Old Type	Old Type	Above Average	74%	100%	100%	31,689		
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>								
None		None					23,450			
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Garage	1950	320	D 100	7,068	Avq.	63%	100%	100%	4,453	
Wood Deck	1950	140	SC100	520	Avq+	74%	100%	100%	385	
Overnight Cabin	1950	320	D 100	4,376	Avq.	63%	100%	100%	2,757	
							<b>Outbuilding Total</b>			<b>7,595</b>
<b>Acpt Land</b>		126,600		<b>Accepted Bldg</b>		31,000		<b>Total</b>		157,600

Neighborhood 6 Bog Lake East

Zoning/Use Shoreland - Residential  
Topography Level  
Utilities None  
Street Gravel

Reference 1  
Reference 2  
Tran/Land/Bldg 0 8 0  
1ST 0 2ND 0  
Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
051 X 100	\$/FF -Lake Frt-DEV	500.00	17,192	100%		17,192
Total Acres 0.12					Land Total	17,192

**Dwelling Description**

**Replacement Cost New**

Seasonal Camp	One Story	360 Sqft	Grade SC100	Base	22,992
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	-2,224
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,423
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-273
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1950	0	Old Type	None	Below Average	Inadeq.	19,072			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		43%	86%	100%	7,053		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	1950	120	SC100	1,503	Avq-	43%	86%	100%	556
Wood Deck	1950	120	SC100	459	Avq-	43%	86%	100%	169
Frame Shed	1950	48	E 100	545	Fair	26%	100%	100%	142
<b>Outbuilding Total</b>									<b>867</b>
<b>Acpt Land</b>		17,200		<b>Accepted Bldg</b>		7,900		<b>Total</b>	25,100

Northfield  
 Name: Blaine, William III

**Valuation Report**

02/14/2025

Page 372

Map/Lot: 009-070

Account: 21 Card: 1 of 1

Location: 13 WALLACE PT RD

Neighborhood 6 Bog Lake East

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

Reference 1  
 Reference 2 CHECK DECKS & OUTBULDGS  
 Tran/Land/Bldg 6 8 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 078	\$/FF -Lake Frt-DEV	500.00	59,544	100%		59,544
100 X 078	\$/FF -Lake Frt-DEV	500.00	29,772	70%	Excess Frt	20,840
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.54			Land Total			86,384

Dwelling Description				Replacement Cost New	
Conventional Exterior Dwelling Units	One & 1/2 Story Wood Siding 1 OTHER Units-0	864 Sqft Masonry Trim Roof Cover	Grade B 100 None Asphalt Shingles	Base Trim Roof	138,723 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	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	8,707
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,296	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	Modern	Modern	Above Average	Typical	147,430
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		92%	100%	100%
						<b>Value(Rcnld)</b>
						135,636

<b>Acpt Land</b>	86,400	<b>Accepted Bldg</b>	135,600	<b>Total</b>	222,000
------------------	--------	----------------------	---------	--------------	---------

Northfield  
 Name: MACDONALD, RICHARD D  
 MACDONALD, SHAUNA M

**Valuation Report**

02/14/2025

Page 373

Account: 128 Card: 1 of 1

Map/Lot: 009-071  
 Location: 8 Hardwood Circle

Neighborhood 6 Bog Lake East

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

**Sale Data**  
 Sale Date 06/26/2006  
 Sale Price 108,300  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 8 0  
 1ST 0 2ND 0  
 Exemption(s) 1 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 220	\$/FF -Lake Frt-DEV	500.00	50,000	100%		50,000
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
0.60	Acres-Rear Land 1-50	500.00	300	100%		300
Total Acres 1.11					Land Total	56,300

**Dwelling Description**

**Replacement Cost New**

Log Home	One Story	672 Sqft	Grade C 100	Base	65,029
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			
1980	0	Typical	Typical	Below Average	Typical	65,029			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		68%	100%	100%			
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1980	224	C 100	2,164	Avq-	68%	100%	100%	1,472
Outbuilding Total									1,472

**Acpt Land** 56,300 **Accepted Bldg** 45,700 **Total** 102,000

**Valuation Report**

Account: 298 Card: 1 of 1

Location: 12 Hardwood Circle

Neighborhood 6 Bog Lake East

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 8 0  
 1ST 0 2ND 0  
 Exemption(s) 1 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 220	\$/FF -Lake Frt-DEV	500.00	50,000	100%		50,000
0.61	Acres-Rear Land 1-50	500.00	305	100%		305
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
4.20	Acres-Rear Land 1-50	500.00	2,100	100%		2,100
Total Acres 5.32					Land Total	58,405

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,500 Sqft	Grade C 110	Base	167,652
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,581
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1990	0	Typical	Typical	Average	Typical	169,233	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		85%	100%	100%	143,848

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2006	1024	B 100	32,108	Avg.	94%	100%	100%	30,182
Wood Deck	1990	460	C 110	2,486	Avg.	85%	100%	100%	2,113
Canopy	2012	160	C 100	1,932	Avg.	95%	100%	100%	1,835
Class S Material	2016	2400	C 90	56,643	Avg.	95%	100%	100%	53,811
Outbuilding Total									87,941

**Acpt Land** 58,400 **Accepted Bldg** 231,800 **Total** 290,200

**Valuation Report**

Neighborhood 6 Bog Lake East

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

Reference 1

Reference 2

Tran/Land/Bldg 0 8 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
150 X 189	\$/FF -Lake Frt-DEV	500.00	69,515	100%		69,515
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.65			Land Total			75,515

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 3/4 Story	828 Sqft	Grade C 110	Base	125,155
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 3/4 Bmt	Basement	-1,134
Fin. Basement Area	192 Sqft, Grade C	Basement Gar	None	Fin Bsmt	2,137
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	
1985	0	Typical	Typical	Above Average	Typical	126,158	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		87%	100%	100%	109,757

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1985	423	C 110	2,299	Avq+	87%	100%	100%	2,000
Frame Shed	2022	280	C 100	3,135	Avq.	95%	100%	100%	2,978
Outbuilding Total									4,978

**Acpt Land**

75,500

**Accepted Bldg**

114,700

**Total**

190,200

Northfield  
 Name: Blaine, William H  
 Blaine, Janine P

**Valuation Report**

02/14/2025  
 Page 376  
 009-074

Account: 52 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 6 Bog Lake East

Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.47	Acres-Baselot	10,000.00	14,700	100%		14,700
Total Acres 1.47				Land Total		14,700
<b>Accpt Land</b>		14,700	<b>Accepted Bldg</b>		0	<b>Total</b>
						14,700



Northfield  
 Name: Coffin, Gregory  
 Coffin, Marcia

**Valuation Report**

02/14/2025

Page 377

Map/Lot:

009-075

Account: 453 Card: 1 of 1

Location:

13 Wallace Pt Rd

Neighborhood 6 Bog Lake East

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

Reference 1

Reference 2

Tran/Land/Bldg 0 8 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frt-DEV	500.00	100,000	100%		100,000
145 X 220	\$/FF -Lake Frt-DEV	500.00	72,500	70%	Excess Frt	50,750
2.00	Acres-Rear Land 1-50	500.00	1,000	100%		1,000
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.74						Land Total 157,750

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	744 Sqft	Grade B 100	Base	119,456
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,754
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	Good	Typical	121,210
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None		None		91%	100%	110,301

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	Condition		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
Wood Deck	1990	120	B 100	849	Good	91%	100%	100%	773
Wood Deck	1990	320	B 100	1,971	Good	91%	100%	100%	1,794
Encl Frame Porch	1990	64	B 100	1,977	Good	91%	100%	100%	1,799
Overnight Cabin	1990	256	B 100	5,208	Avq.	85%	100%	100%	4,427
Wood Deck	1990	192	B 100	1,252	Avq.	85%	100%	100%	1,064
Frame Shed	1990	32	C 100	950	Avq.	85%	100%	100%	808
Outbuilding Total									10,665

**Acpt Land** 157,800 **Accepted Bldg** 121,000 **Total** 278,800

Northfield  
 Name: HENNESSEY, SCOTT P  
 HENNESSEY, SARAH H

**Valuation Report**

02/14/2025

Page 378

Account: 382 Card: 1 of 1

Map/Lot: 009-076  
 Location: 14 Wallace Point Road

Neighborhood 6 Bog Lake East

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

**Sale Data**  
 Sale Date 08/01/2019  
 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 8 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 200	\$/FF -Lake Frt-DEV	500.00	47,673	100%		47,673
0.04	Acres-Rear Land 1-50	500.00	20	100%		20
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.50			Land Total			53,693

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	840 Sqft	Grade B 100	Base		140,820
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		-4,321
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	Layout					
1991	0	Modern	Modern	Above Average	Typical				136,499	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	89%	100%	100%	121,484					
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	1991	192	B 100	1,252	Avq+	89%	100%	100%	1,114	
Wood Deck	1991	35	B 100	371	Avq+	89%	100%	100%	330	
Frame Shed	1991	120	C 100	1,725	Avq.	86%	100%	100%	1,484	
Outbuilding Total										2,928

**Acpt Land** 53,700 **Accepted Bldg** 124,400 **Total** 178,100

Northfield  
 Name: WOOD, DARRELL W  
 WOOD, BETTY L

**Valuation Report**

02/14/2025  
 Page 379  
 009-077  
 3 MAPLE DR

Account: 212 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 7 Bog Lake West

Zoning/Use None  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Gravel

**Sale Data**  
 Sale Date 09/19/2016  
 Sale Price 6,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2

Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
0.90	Acres-Rear Land 1-50	500.00	450	100%		450
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.90						Land Total 26,450

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	896 Sqft	Grade D 100	Base	71,098
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	-4,404
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			
1990	0	Typical	Typical	Average	Typical	66,694			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		85%	100% 100%	56,690			
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2003	120	D 100	570	Avq.	85%	100%	100%	484
Encl Frame Porch	2010	100	D 100	1,676	Avq.	85%	100%	100%	1,425
Outbuilding Total 1,909									

**Acpt Land** 26,500 **Accepted Bldg** 58,600 **Total** 85,100

**Valuation Report**

Neighborhood 1 Route 192

Zoning/Use None  
Topography Level  
Utilities Drilled WellSeptic System  
Street Paved

**Sale Data**  
Sale Date 03/30/2021  
Sale Price 95,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 1 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.48	Acres-Homesite (Fract)	20,000.00	13,856	100%		13,856
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.48			Land Total			19,856

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	600 Sqft	Grade C 100	Base	55,297
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	-345
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	173
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	2000	Typical	Typical	Above Average	Typical	55,125	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		81%	100%	100%	44,651

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1995	120	C 100	696	Avq+	81%	100%	100%	564
Encl Frame Porch	1990	84	C 100	1,855	Avq+	81%	100%	100%	1,503
Wood Deck	1990	108	C 100	641	Avq+	81%	100%	100%	519
Frame Shed	1990	144	E 100	968	Fair	65%	100%	100%	629
Outbuilding Total									3,215

**Acpt Land**

19,900

**Accepted Bldg**

47,900

**Total**

67,800

Northfield  
 Name: Calor, Michael K  
 Calor, Wendy S

**Valuation Report**

02/14/2025

Page 381

Account: 39 Card: 1 of 1

Map/Lot: 010-002  
 Location: 2059 Northfield Road

Neighborhood 1 Route 192

Zoning/Use None  
 Topography Level  
 Utilities Dug WellSeptic System  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 1 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.86	Acres-Homesite (Fract)	20,000.00	18,547	100%		18,547
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.86			Land Total			24,547

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,040 Sqft	Grade C 100	Base	95,847
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	299
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	
1975	0	Typical	Typical	Below Average	Typical	96,146	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		63%	100%	100%	60,572

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1975	60	C 100	420	Avq-	63%	100%	100%	265
Wood Deck	1975	160	E 100	439	Fair	47%	100%	100%	206
Frame Shed	1980	256	E 100	1,462	Avq-	68%	100%	100%	994
Outbuilding Total									1,465

**Acpt Land** 24,500 **Accepted Bldg** 62,000 **Total** 86,500

Northfield  
 Name: DONAHOO, CHRISTOPHER  
 DONAHEE, WENDY E

**Valuation Report**

02/14/2025

Page 382

Account: 393 Card: 1 of 1

Map/Lot:  
 Location:

010-003  
 NORTHFIELD RD

Neighborhood 1 Route 192

Zoning/Use None  
 Topography Rolling  
 Utilities None  
 Street Paved

**Sale Data**  
 Sale Date 07/21/2004  
 Sale Price 25,000  
 Sale Type Land & Buildings  
 Financing  
 Verified Buyer  
 Validity Other Non Valid

Reference 1  
 Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000	
13.00	Acres-Rear Land 1-50	500.00	6,500	100%		6,500	
Total Acres 14.00						Land Total	26,500

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Overnight Cabin	0									1,000
----- S O U N D V A L U E -----										1,000
<b>Outbuilding Total</b>										<b>1,000</b>

<b>Acpt Land</b>	26,500	<b>Accepted Bldg</b>	1,000	<b>Total</b>	27,500
------------------	--------	----------------------	-------	--------------	--------

Northfield

**Valuation Report**

02/14/2025

Name: THOMPSON, FRANCES (P/R)

Page 383

ROBERTS, DEVISEES OF RICHARD E

Map/Lot:

010-003-A

Account: 234 Card: 1 of 1

Location:

2073 Northfield Road

Neighborhood 1 Route 192

Zoning/Use None  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Right-Of-Way

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000	
13.00	Acres-Rear Land 1-50	500.00	6,500	100%		6,500	
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 14.00						Land Total	32,500

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
12Mobile Home	0			----	SOUND	VALUE	----			2,000
Overnight Cabin	0			----	SOUND	VALUE	----			1,000
Outbuilding Total										3,000

<b>Acpt Land</b>	32,500	<b>Accepted Bldg</b>	3,000	<b>Total</b>	35,500
------------------	--------	----------------------	-------	--------------	--------

Northfield  
 Name: CALOR, AARON M

**Valuation Report**

02/14/2025

Page 384

Map/Lot:

010-003-C

Account: 309 Card: 1 of 1

Location:

2059 NORTHFIELD RD

Neighborhood 1 Route 192

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.92	Acres-Homesite (Fract)	20,000.00	19,183	100%		19,183	
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 0.92						Land Total	25,183

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1990	14X72	D 100	19,951	Fair	37%	100%	100%	7,382
Wood Deck	2016	80	D 100	420	Ava.	95%	100%	100%	399
						Outbuilding Total			7,781

<b>Acpt Land</b>	25,200	<b>Accepted Bldg</b>	7,800	<b>Total</b>	33,000
------------------	--------	----------------------	-------	--------------	--------



Northfield  
 Name: DONAHOO, CHRISTOPHER

**Valuation Report**

02/14/2025

Page 385

Map/Lot:  
 Location:

010-004

Account: 392 Card: 1 of 1

Neighborhood 1 Route 192

Zoning/Use None  
 Topography Level  
 Utilities  
 Street Paved

**Sale Data**  
 Sale Date 12/23/2004  
 Sale Price 2,250  
 Sale Type Land Only  
 Financing  
 Verified Buyer  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Rear Land 1-50	500.00	500	100%		500	
Total Acres 1.00				Land Total		500	
<b>Acpt Land</b>		500	<b>Accepted Bldg</b>		0	<b>Total</b>	500

Northfield  
 Name: IRVING, REBECCA A  
 IRVING, PETER L

**Valuation Report**

02/14/2025

Page 386

Account: 142 Card: 1 of 1

Map/Lot: 010-005  
 Location: 99 FRENNING PT RD

Neighborhood 7 Bog Lake West

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

**Sale Data**  
 Sale Date 10/26/2021  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 8 1

1ST 0 2ND 0

Exemption(s) 1 2 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frt-DEV	500.00	100,000	100%		100,000
021 X 220	\$/FF -Lake Frt-DEV	500.00	10,500	70%	Excess Frt	7,350
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
0.88	Acres-Rear Land 1-50	500.00	440	100%		440
Total Acres 2.00						Land Total 113,790

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	754 Sqft	Grade B 100	Base	121,062
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-1,196
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	397
Rooms	7				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,754
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,508
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	2006	Modern	Modern	Above Average	Typical	125,525
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None		None		85%	100%	106,696

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 1/2 Story Frame	2006	576	A 100	28,536	Good	95%	100%	100%	27,109
Encl Frame Porch	1979	290	B 100	5,218	Avq+	85%	100%	100%	4,435
Open Frame Porch	1979	120	B 100	1,512	Avq+	85%	100%	100%	1,285
2S Frame Garage	1995	720	B 100	31,612	Avq.	88%	100%	100%	27,819
Outbuilding Total									60,648

**Acpt Land** 113,800 **Accepted Bldg** 167,300 **Total** 281,100

**Valuation Report**

Neighborhood 7 Bog Lake West

Zoning/Use Shoreland - Residential  
 Topography Level  
 Utilities  
 Street Gravel

**Sale Data**  
 Sale Date 04/14/2006  
 Sale Price 105,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2 BASEMENT FOUNDATION

Tran/Land/Bldg 10 8 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
200 X 220	\$/FF -Lake Frontage	300.00	60,000	100%		60,000	
22.00	Acres-Rear Land 1-50	500.00	11,000	100%		11,000	
Total Acres 23.01						Land Total	71,000

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2012	576	B 100	18,367	Avg.	95%	100%	100%	17,449
Unfin Basement	0								5,000
----- SOUND VALUE -----									
Outbuilding Total									22,449

**Acpt Land** 71,000 **Accepted Bldg** 22,400 **Total** 93,400

**Valuation Report**

Map/Lot: 010-007

Account: 15 Card: 1 of 1

Location: 144 Frenning Point Road

Neighborhood 7 Bog Lake West

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

**Sale Data**  
Sale Date 11/20/2017  
Sale Price 0  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 8 1

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frt-DEV	500.00	100,000	50%	Size/Shape	50,000
300 X 220	\$/FF -Lake Frt-DEV	500.00	150,000	70%	Excess Frt	105,000
11.68	Acres-Rear Land 1-50	500.00	5,840	100%		5,840
2.00	Site -Lot Improvements	3,000.00	6,000	50%	Unimproved	3,000
Total Acres 14.21					Land Total	163,840

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	3,015 Sqft	Grade AA100	Base	943,798
Exterior	Stone	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Slate Roofing	Roof	23,404
					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	-35,102
Rooms	10				
Bedrooms	5	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	12,938
Attic	Floor & Stairs			Attic	9,095
FirePlaces	4			Fireplace	21,994
Insulation	None	SFLA	4,522	Insulation	-11,701
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1915	0	Obsolete	Old Type	Poor	Typical	964,426	
<b>Functional Obsolescence</b>			<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
Incomplete			No Electricity	18%	76%	90%	118,740

**Acpt Land** 163,800 **Accepted Bldg** 118,700 **Total** 282,500

Account: 102 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 7 Bog Lake West

Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities  
 Street Paved

Reference 1  
 Reference 2 BOAT LANDING  
 Tran/Land/Bldg 0 8 0  
 1ST 0 2ND 0  
 Exemption(s) 12 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 220	\$/FF -Lake Frt-DEV	500.00	50,000	100%		50,000
50.00	Acres-Rear Land 1-50	500.00	25,000	100%		25,000
31.49	Acres-Rear Land 2 - 51+	400.00	12,596	100%		12,596
Total Acres 82.00						Land Total
						87,596

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Land Improvement	0									200,000
----- S O U N D V A L U E -----										
Outbuilding Total										200,000

<b>Acpt Land</b>	87,600	<b>Accepted Bldg</b>	200,000	<b>Total</b>	287,600
------------------	--------	----------------------	---------	--------------	---------

Northfield  
 Name: NEIIPERT, JOHN  
 NEIPERT, MELISSA

**Valuation Report**

02/14/2025

Page 390

Account: 119 Card: 1 of 1

Map/Lot: 010-009  
 Location: 2135 Northfield Road

Neighborhood 7 Bog Lake West

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

**Sale Data**  
 Sale Date 10/17/2023  
 Sale Price 469,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 8 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
12.33	Acres-Rear Land 1-50	500.00	6,165	100%		6,165
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
200 X 220	\$/FF -Lake Frt-DEV	500.00	100,000	100%		100,000
200 X 220	\$/FF -Lake Frt-DEV	500.00	100,000	70%	Excess Frt	70,000
030 X 220	\$/FF -Lake Frt-DEV	500.00	15,000	50%	Excess Frt	7,500
Total Acres 14.50						Land Total 189,665

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 3/4 Story	816 Sqft	Grade B 100	Base	136,796
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	400 Sqft, Grade B	Basement Gar	None	Fin Bsmt	4,939
Heating	100% Hot Water BB	Cooling	0% None	Heat	501
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	5,261
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	2000	Modern	Modern	Above Average	Typical	147,497
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None		None		85%	100%	125,372

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2000	168	B 100	1,118	Avq+	85%	100%	100%	950
Outbuilding Total									950

**Acpt Land** 189,700 **Accepted Bldg** 126,300 **Total** 316,000

Northfield  
 Name: MAZUR, JOHN PATRICK  
 MAZUR, DENA SUE

**Valuation Report**

02/14/2025

Page 391

Account: 347 Card: 1 of 1

Map/Lot: 010-009-A  
 Location: 2137 Northfield Road

Neighborhood 1 Route 192

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Street Surface

**Sale Data**  
 Sale Date 11/29/2010  
 Sale Price 53,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Distressed Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
0.50	Acres-Rear Land 1-50	500.00	250	100%		250
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.50						26,250

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	1,218 Sqft	Grade C 100	Base	160,296
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	-2,601
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	2,156
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,875
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	2000	Typical	Typical	Average	Typical	Value(Rcnd)
None				63%	100%	102,517

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN		Percent Good			Value Rcnd
				Cond	Phy	Phy	Func	Econ	
Wood Deck	2004	168	C 100	917	Avg.	63%	100%	100%	578
One Story Frame	2000	252	C 100	6,120	Avg.	63%	100%	100%	3,856
Encl Frame Porch	2000	64	C 100	1,620	Avg.	63%	100%	100%	1,021
Encl Frame Porch	2000	231	C 100	3,583	Avg.	63%	100%	100%	2,257
One Story Frame	2000	112	C 100	2,720	Avg.	63%	100%	100%	1,714
Barn	1990	357	D 100	4,948	Fair	65%	100%	100%	3,216
Frame Shed	1985	192	D 100	1,935	Fair	59%	100%	100%	1,142
<b>Outbuilding Total</b>									<b>13,784</b>

**Acpt Land** 26,300 **Accepted Bldg** 116,300 **Total** 142,600

Northfield  
 Name: PINEO, STEVEN M  
 PINEO, ROBIN J

**Valuation Report**

02/14/2025

Page 392

Account: 201 Card: 1 of 1

Map/Lot: 010-010  
 Location: 30 Loon Cove Road

Neighborhood 7 Bog Lake West

Zoning/Use Shoreland - Residential  
 Topography Level  
 Utilities Lake WaterSeptic System  
 Street Gravel

**Sale Data**  
 Sale Date 09/02/2015  
 Sale Price 210,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 8 1

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 090	\$/FF -Lake Frt-DEV	500.00	63,960	100%		63,960
100 X 090	\$/FF -Lake Frt-DEV	500.00	31,980	70%	Excess Frt	22,386
1.00	Site -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 0.62			Land Total			89,346

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	746 Sqft	Grade B 100	Base	119,777
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	-6,412
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-3,140
Rooms	3				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,631
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-942
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1990	0	Modern	Modern	Good	Typical	111,914				
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>				
None		None		91%	100% 100%	101,842				
<b>Outbuildings/Additions/Improvements</b>										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Open Frame Porch	2006	144	B 100	1,772	Good	91%	100%	100%		1,613
<b>Outbuilding Total</b>										<b>1,613</b>

**Acpt Land** 89,300 **Accepted Bldg** 103,500 **Total** 192,800



Northfield  
 Name: MCKERNAN, MICHAEL P  
 MCKERNAN, TARA M  
 Account: 75 Card: 1 of 1

**Valuation Report**

02/14/2025  
 Page 393  
 Map/Lot: 010-011  
 Location: 28 Loon Cove Road

Neighborhood 7 Bog Lake West

Sale Data	
Sale Date	01/07/2022
Sale Price	246,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 8 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 235	\$/FF -Lake Frt-DEV	500.00	51,676	100%		51,676
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.54			Land Total			57,676

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	676 Sqft	Grade C 100	Base	88,966
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	-4,914
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,332
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-700
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1990	0	Modern	Modern	Above Average	Typical	81,020			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	89%	100%	100%	72,108				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1990	595	C 100	2,881	Avq+	89%	100%	100%	2,564
Open Frame Porch	1990	150	C 100	1,506	Avq+	89%	100%	100%	1,340
						Outbuilding Total			3,904

**Acpt Land** 57,700 **Accepted Bldg** 76,000 **Total** 133,700

Name: NELSON, ROBIN L

Page 394

NELSON, PETER A & MCCLELLAN, POLLY S M

Map/Lot:

010-012

Account: 199

Card: 1 of 1

Location:

24 Loon Cove Road

Neighborhood 7 Bog Lake West

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

Sale Data
Sale Date 08/14/2007
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 8 1

1ST 0 2ND 0

Exemption(s) Land Schedule 1

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total Fctr, Influence, Value. Rows include 100 X 218 \$/FF -Lake Frt-DEV and 2.00 Site -Lot Improvements.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Conventional One Story, Foundation Piers, Heating 100% Floor/Wall, etc.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1980, 0 Typical, Above Average, Typical, 69,932.

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include One Story Frame, Wood Deck, Open Frame Porch, etc.

Acpt Land

55,800

Accepted Bldg

69,300

Total

125,100

Northfield  
 Name: MCCLELLAN, RICHARD D & POLLY S N

**Valuation Report**

02/14/2025

Page 395

Map/Lot:

010-013

Account: 182 Card: 1 of 1

Location:

Neighborhood 7 Bog Lake West

Sale Data	
Sale Date	07/23/2018
Sale Price	25,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Shoreland - Residential  
 Topography Level  
 Utilities  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 8 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 231	\$/FF -Lake Frontage	300.00	30,741	100%		30,741
Total Acres 0.53				Land Total		30,741
<b>Acpt Land</b>		30,700	<b>Accepted Bldg</b>	0	<b>Total</b>	30,700

**Valuation Report**

Neighborhood 7 Bog Lake West

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

**Sale Data**  
Sale Date 08/13/2015  
Sale Price 145,171  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 8 1

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 231	\$/FF -Lake Frt-DEV	500.00	51,235	100%		51,235
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.53			Land Total			57,235

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	624 Sqft	Grade C 110	Base	90,334
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-5,126
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,368
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			
1963	2001	Typical	Typical	Above Average	Typical	82,840			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		79%	100%	100%	65,444		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1990	336	C 110	1,858	Avq+	79%	100%	100%	1,468
Outbuilding Total							1,468		

**Acpt Land** 57,200 **Accepted Bldg** 66,900 **Total** 124,100

Neighborhood 7 Bog Lake West

Zoning/Use Shoreland - Residential  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Street Surface

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 8 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 118	\$/FF -Lake Frt-DEV	500.00	36,618	100%		36,618
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.27			Land Total			42,618

**Dwelling Description**

**Replacement Cost New**

Seasonal Camp	One Story	988 Sqft	Grade D 100	Base	78,398
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-5,280
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,795
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	-932
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	0	Typical	Typical	Below Average	Typical	69,391
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	47%	100%	100%	32,614	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1955	60	E 100	598	Fair	26%	100%	100%	155
Frame Garage	1955	400	C 100	10,631	Avq.	66%	100%	100%	7,016
Frame Shed	1955	95	E 100	752	Poor	18%	100%	100%	135
Outbuilding Total									7,306

<b>Acpt Land</b>	42,600	<b>Accepted Bldg</b>	39,900	<b>Total</b>	82,500
------------------	--------	----------------------	--------	--------------	--------

Northfield  
 Name: Langdon, Melinda

**Valuation Report**

02/14/2025

Page 398

Map/Lot:

010-016

Account: 161 Card: 1 of 1

Location:

11 Loon Cove Road

Neighborhood 7 Bog Lake West

Zoning/Use None  
 Topography Level  
 Utilities  
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.13	Acres-Homesite (Fract)	20,000.00	7,211	100%		7,211
0.00	Site -Lot Improvements	3,000.00	6,000	100%		0
Total Acres 0.13			Land Total			7,211

**Dwelling Description**

**Replacement Cost New**

Log Home	One Story	480 Sqft	Grade SC100	Base	30,656
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	-2,611
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,093
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	480	Insulation	-364
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1970	0	Typical	Typical	Poor	Typical	26,588	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
None		None		22%	100%	100%	5,849

**Acpt Land**

7,200

**Accepted Bldg**

5,800

**Total**

13,000

Neighborhood 7 Bog Lake West

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

**Sale Data**  
Sale Date 08/01/2017  
Sale Price 0  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Related Parties

Reference 1  
Reference 2  
Tran/Land/Bldg 0 8 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 231	\$/FF -Lake Frt-DEV	500.00	51,235	100%		51,235
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.53			Land Total			57,235

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 3/4 Story	672 Sqft	Grade D 100	Base	75,720
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	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
1999	0	Typical	Typical	Average	Typical	73,502
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		91%	100% 100%	66,887
<b>Outbuildings/Additions/Improvements</b>						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Wood Deck	1999	96	D 100	480	Avq.	437
Outbuilding Total						437
<b>Acpt Land</b>		57,200	<b>Accepted Bldg</b>		67,300	<b>Total</b>
						124,500

Neighborhood 7 Bog Lake West

Zoning/Use Shoreland - Residential  
Topography Level  
Utilities Drilled WellSeptic System  
Street Street Surface

**Sale Data**  
Sale Date 02/20/2023  
Sale Price 295,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 8 1

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
096 X 220	\$/FF -Lake Frt-DEV	500.00	48,000	100%		48,000
0.33	Acres-Rear Land 1-50	500.00	165	100%		165
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
0.28	Acres-Rear Land 1-50	500.00	140	100%		140
Total Acres 1.09						54,305

Dwelling Description				Replacement Cost New		
Conventional	One Story	672 Sqft	Grade C 110	Base		71,532
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-5,384
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		6,879
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-510
Unfin. Living Area	NONE			Unfinished		0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	Typical	Typical	Above Average	Typical	72,517
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None		None		87%	100%	63,090

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	Percent Good			Value Rcnld		
				RCN	Cond	Phy		Func	Econ
Wood Deck	1985	240	C 110	1,373	Avq+	87%	100%	100%	1,195
Wood Deck	1985	45	C 110	386	Avq+	87%	100%	100%	336
<b>Outbuilding Total</b>							<b>1,531</b>		

**Acpt Land** 54,300 **Accepted Bldg** 64,600 **Total** 118,900



Northfield  
 Name: ALLEY, JASON R  
 ALLEY, ELAINE R

**Valuation Report**

02/14/2025

Page 401

Map/Lot: 010-019

Account: 140 Card: 1 of 1

Location: 7 Osprey Drive

Neighborhood 7 Bog Lake West

Sale Data	
Sale Date	11/30/2020
Sale Price	182,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 8 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 170	\$/FF -Lake Frt-DEV	500.00	43,952	100%		43,952
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
0.10	Acres-Rear Land 1-50	500.00	50	100%		50
Total Acres 0.49			Land Total			50,002

Dwelling Description				Replacement Cost New	
Conventional	One Story	867 Sqft	Grade B 100	Base	97,482
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,134
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,433
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		
1994	0	Modern	Modern	Above Average	Typical	87,915		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)	
None		None		90%	100%	100%	79,124	
Outbuildings/Additions/Improvements								
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value Rcnld
Open Frame Porch	1994	108	B 100	1,382	Avq+	90%	100% 100%	1,244
Outbuilding Total							1,244	

**Acpt Land** 50,000 **Accepted Bldg** 80,400 **Total** 130,400

Northfield  
 Name: Getchell, Fred  
 Getchell, Janice

**Valuation Report**

02/14/2025

Page 402

Account: 99 Card: 1 of 1

Map/Lot:  
 Location:

010-020  
 11 Osprey Drive

Neighborhood 7 Bog Lake West

Zoning/Use Shoreland - Residential  
 Topography Level  
 Utilities Septic SystemLake Water  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 8 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
050 X 244	\$/FF -Lake Frt-DEV	500.00	26,328	100%		26,328
1.00	Site -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 0.28			Land Total			29,328

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 3/4 Story	504 Sqft	Grade D 110	Base	62,469
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	-3,674
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,830
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-549
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1985	0	Typical	Typical	Above Average	Typical	56,416	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		87%	100%	100%	49,082

**Outbuildings/ Additions/ Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1999	216	D 110	1,887	Avg+	87%	100%	100%	1,642
Frame Shed	1985	96	D 100	1,241	Avg-	72%	100%	100%	894
Open Frame Porch	2010	72	C 100	813	Avg.	95%	100%	100%	772
Outbuilding Total									3,308

**Acpt Land** 29,300 **Accepted Bldg** 52,400 **Total** 81,700

Northfield  
 Name: HAYCOCK, KATIE L  
 PRESLEY, JAMES

**Valuation Report**

02/14/2025

Page 403

Account: 214 Card: 1 of 1

Map/Lot: 010-021

Location: 13 Osprey Drive

Neighborhood 7 Bog Lake West

Zoning/Use Shoreland - Residential  
 Topography Level  
 Utilities  
 Street Gravel

**Sale Data**  
 Sale Date 05/22/2015  
 Sale Price 60,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Split/Assemblage

Reference 1

Reference 2

Tran/Land/Bldg 7 8 1

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
050 X 105	\$/FF -Lake Frt-DEV	500.00	17,271	100%		17,271
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
0.60	Acres-Homesite (Fract)	20,000.00	15,492	100%		15,492
0.70	Acres-Rear Land 1-50	500.00	350	100%		350
Total Acres 1.42						Land Total 39,113

**Dwelling Description**

**Replacement Cost New**

Seasonal Camp	Two Story	602 Sqft	Grade SC100	Base	56,903
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	-3,005
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,742
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,898
Insulation	None			Insulation	-914
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1960	0	Typical	Typical	Below Average	Typical	52,140	
<b>Functional Obsolescence</b>				<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None				51%	100%	100%	26,591

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1960	192	SC100	677	Avq-	51%	100%	100%	345
Frame Shed	1960	80	E 100	687	Poor	18%	100%	100%	124
Frame Shed	1960	128	D 100	1,472	Avq.	69%	100%	100%	1,016
Outbuilding Total									1,485

**Acpt Land**

39,100

**Accepted Bldg**

28,100

**Total**

67,200

Northfield  
 Name: HAYCOCK, KATIE L  
 PRESLEY, JAMES

**Valuation Report**

02/14/2025  
 Page 404  
 010-021-A

Account: 285 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 7 Bog Lake West

Zoning/Use None  
 Topography Level  
 Utilities Septic System  
 Street Gravel

**Sale Data**  
 Sale Date 05/22/2015  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Split/Assemblage

Reference 1  
 Reference 2  
 Tran/Land/Bldg 7 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.60	Acres-Homesite (Fract)	20,000.00	15,492	100%		15,492	
1.00	Site -Lot Improvements	3,000.00	3,000	100%		3,000	
Total Acres 0.60						Land Total	18,492

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value
							Phy	Func	Econ	Rcnld
Frame Shed	2003	96	C 100	1.513	Ava.	93%	100%	100%		1,407
<b>Outbuilding Total</b>										<b>1,407</b>
<b>Acpt Land</b>		18,500	<b>Accepted Bldg</b>			1,400	<b>Total</b>			19,900

Northfield  
 Name: SCHENKS, KIRBY  
 PRESLEY, LYNN

**Valuation Report**

02/14/2025  
 Page 405  
 010-023  
 28 Echo Lane

Account: 245 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 7 Bog Lake West

Zoning/Use Shoreland - Residential  
 Topography Level  
 Utilities Septic SystemLake Water  
 Street Gravel

Sale Data	
Sale Date	10/13/2020
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 8 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
050 X 105	\$/FF -Lake Frt-DEV	500.00	17,271	100%		17,271
1.00	Site -Lot Improvements	3,000.00	3,000	100%		3,000
050 X 105	\$/FF -Lake Frt-DEV	500.00	17,271	100%		17,271
Total Acres 0.24					Land Total	37,542

Dwelling Description				Replacement Cost New	
Seasonal Camp	One Story	576 Sqft	Grade SC100	Base	36,788
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	-2,921
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,312
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,423
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-437
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Typical	None	Below Average	Typical	30,695
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		51%	90%	100%
						14,089

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1960	192	SC100	677	Avq-	51%	90%	100%	311
Frame Shed	1960	144	E 100	968	Fair	30%	100%	100%	290
Outbuilding Total									601

**Acpt Land** 37,500 **Accepted Bldg** 14,700 **Total** 52,200

Northfield  
 Name: ROLFE, JOSHUA L  
 ROLFE, SHASTA L

**Valuation Report**

02/14/2025

Page 406

Map/Lot: 010-024

Account: 195 Card: 1 of 1

Location: 26 Echo Lane

Neighborhood 7 Bog Lake West

Zoning/Use Shoreland - Residential  
 Topography Level  
 Utilities Lake Water  
 Street Gravel

**Sale Data**  
 Sale Date 07/21/2016  
 Sale Price 118,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 8 8

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
125 X 200	\$/FF -Lake Frt-DEV	500.00	59,591	100%		59,591
1.00	Site -Lot Improvements	3,000.00	3,000	100%		3,000
2.63	Acres-Rear Land 1-50	500.00	1,315	100%		1,315
Total Acres 3.20						Land Total 63,906

**Dwelling Description**

**Replacement Cost New**

Seasonal Camp	One & 3/4 Story	480 Sqft	Grade C 105	Base	69,256
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	-4,154
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,043
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	-1,014
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	2018	Typical	Modern	Above Average	Typical	61,045
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None		None		77%	100%	47,005

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2016	504	C 105	2,585	Avq.	95%	100%	100%	2,456
Frame Shed	1960			----- SOUND VALUE -----				500	
Outhouse	1960			----- SOUND VALUE -----				100	
Outbuilding Total									3,056

**Acpt Land** 63,900 **Accepted Bldg** 50,100 **Total** 114,000

Northfield  
 Name: HANSCOM, DONALD L  
 HANSCOM, DEBRA J

**Valuation Report**

02/14/2025

Page 407

Account: 87 Card: 1 of 1

Map/Lot: 010-027  
 Location: 20 Echo Lane

Neighborhood 7 Bog Lake West

Zoning/Use Shoreland - Residential  
 Topography Level  
 Utilities Lake WaterSeptic System  
 Street Gravel

**Sale Data**  
 Sale Date 10/24/2012  
 Sale Price 142,500  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1 MOVE AND ADD ON TO CAMP

Reference 2 COMBINES LOTS 25,26,27

Tran/Land/Bldg 6 8 1

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frt-DEV	500.00	100,000	100%		100,000
200 X 043	\$/FF -Lake Frt-DEV	500.00	44,210	70%	Excess Frt	30,947
300 X 042	\$/FF -Lake Frt-DEV	500.00	65,540	50%	Excess Frt	32,770
1.00	Site -Lot Improvements	3,000.00	3,000	100%		3,000
100 X 109	\$/FF -Lake Frontage	300.00	21,117	50%	Excess Frt	10,558
075 X 116	\$/FF -Lake Frontage	300.00	16,338	35%	Excess Frt	5,718
Total Acres 1.95						Land Total 182,993

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,222 Sqft	Grade C 110	Base	123,883
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-12,276
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-3,092
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,581
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,163
Insulation	Heavy			Insulation	1,159
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2014	0	Typical	Typical	Good	Typical	114,418
<b>Functional Obsolescence</b>			<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None			None	95%	100%	108,697
<b>Outbuildings/Additions/Improvements</b>						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Open Frame Porch	2014	182	C 110	1,970	Good	1,871
Outbuilding Total						1,871
<b>Acpt Land</b>		183,000	<b>Accepted Bldg</b>		110,600	<b>Total</b> 293,600

Northfield  
 Name: ATKINSON, ANDREW BEASLEY III  
 ATKINSON, CRYSTAL LEE

**Valuation Report**

02/14/2025

Page 408

Account: 180 Card: 1 of 1

Map/Lot: 010-028  
 Location: 12 Echo Lane

Neighborhood 7 Bog Lake West

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

**Sale Data**  
 Sale Date 09/09/2019  
 Sale Price 175,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 8 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
050 X 220	\$/FF -Lake Frt-DEV	500.00	25,000	100%		25,000
0.79	Acres-Rear Land 1-50	500.00	395	100%		395
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.04			Land Total			31,395

Dwelling Description				Replacement Cost New	
Conventional	One Story	840 Sqft	Grade C 110	Base	89,415
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	220 Sqft, Grade D	Basement Gar	None	Fin Bsmt	1,826
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	7,729
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Percent Good		Value
1995	0	Typical	Typical	Average	88%	100%	100%			98,970
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			Value(Rcnld)	
None		None		88%	100%	100%			87,094	
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Wood Deck	1995	245	C 110	1,398	Avq.	88%	100%	100%	1,230	
Wood Deck	1995	245	C 110	1,398	Avq.	88%	100%	100%	1,230	
Encl Frame Porch	1995	210	C 110	3,670	Avq.	88%	100%	100%	3,230	
Frame Garage	1995	763	D 100	16,200	Avq.	88%	100%	100%	14,256	
									Outbuilding Total	19,946

**Acpt Land** 31,400 **Accepted Bldg** 107,000 **Total** 138,400



Name: BAKKER, CLIFFORD F

Page 409

BAKER, CLIFFORD F REVOCABLE TRUST

Map/Lot:

010-029

Account: 12 Card: 1 of 1

Location:

52 Baker Lane

Neighborhood 7 Bog Lake West

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

Reference 1

Reference 2

Tran/Land/Bldg 0 8 1

1ST 0 2ND 0

Exemption(s) Land Schedule 1

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 200 X 220, 200 X 211, 2.00 Site -Lot Improvements, and Land Total 174,553.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Dwelling Description, Price/Unit, Grade, Replacement Cost New, Value. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1920, 0 Typical, Typical, Above Average, Typical, 208,905.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck, One Story Frame, Encl Frame Porch, Frame Shed, and Outbuilding Total 13,606.

Summary row: Acpt Land 174,600 Accepted Bldg 149,400 Total 324,000

Neighborhood 7 Bog Lake West

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

Reference 1

Reference 2

Tran/Land/Bldg 0 8 1

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frt-DEV	500.00	100,000	100%		100,000
020 X 220	\$/FF -Lake Frt-DEV	500.00	10,000	70%	Excess Frt	7,000
0.14	Acres-Rear Land 1-50	500.00	70	100%		70
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.25						Land Total 113,070

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	696 Sqft	Grade C 100	Base	91,598
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	-400
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	-720
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1950	0	Typical	Typical	Above Average	Typical	90,478	
<b>Functional Obsolescence</b>				<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		74%	100%	100%	66,954

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good		Value Rcnld
One Story Frame	1950	375	C 100	9,108	Avq+	74%	100%	100%	6,740
Open Frame Porch	1950	45	C 100	573	Avq+	74%	100%	100%	424
Outbuilding Total									7,164

**Acpt Land**

113,100

**Accepted Bldg**

74,100

**Total**

187,200

Name: MOSEL TRUSTEES, EDWARD F & CAROL ANN

MOSEL REVOCABLE TRUST

Map/Lot: 010-031

Account: 196 Card: 1 of 1

Location: 24 Baker Lane

Neighborhood 7 Bog Lake West

Zoning/Use Shoreland - Residential
Topography Level
Utilities
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 8 1

1ST 0 2ND 0

Exemption(s) Land Schedule 1

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total Fctr, Influence, Value. Rows include 200 X 200 \$/FF -Lake Frt-DEV and 2.00 Site -Lot Improvements.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Conventional One Story, Exterior Wood Siding, Foundation Concrete, etc.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 2000, 0 Modern, Average, Typical, 141,133.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include One Story Frame, Encl Frame Porch, Wood Deck, Open Frame Porch.

Summary row: Acpt Land 101,300 Accepted Bldg 136,700 Total 238,000

Northfield  
 Name: Roberts, Ronald

**Valuation Report**

02/14/2025

Page 412

Map/Lot:

010-033

Account: 236 Card: 1 of 1

Location:

2167 Northfield Road

Neighborhood 1 Route 192

Zoning/Use None  
 Topography Level  
 Utilities  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
5.60	Acres-Rear Land 1-50	500.00	2,800	100%		2,800
2.00	Site -Lot Improvements	3,000.00	6,000	50%	Unimproved	3,000
Total Acres 6.60					Land Total	25,800

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
12Mobile Home	0			----	SOUND	VALUE	----			2,000
Frame Shed	0			----	SOUND	VALUE	----			200
									Outbuilding Total	2,200

<b>Acpt Land</b>	25,800	<b>Accepted Bldg</b>	2,200	<b>Total</b>	28,000
------------------	--------	----------------------	-------	--------------	--------

Northfield  
 Name: CARTER, BRENT O  
 CARTER, VALERIE L

**Valuation Report**

02/14/2025

Page 413

Account: 31 Card: 1 of 1

Map/Lot: 010-034  
 Location: 2173 Northfield Road

Neighborhood 7 Bog Lake West

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

**Sale Data**  
 Sale Date 07/01/2020  
 Sale Price 325,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 8 1

1ST 0 2ND 0

Exemption(s) 1 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
200 X 220	\$/FF -Lake Frt-DEV	500.00	100,000	100%		100,000	
200 X 220	\$/FF -Lake Frt-DEV	500.00	100,000	70%	Excess Frt	70,000	
180 X 220	\$/FF -Lake Frt-DEV	500.00	90,000	50%	Excess Frt	45,000	
0.74	Acres-Rear Land 1-50	500.00	370	100%		370	
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 3.67						Land Total	221,370

**Dwelling Description**

**Replacement Cost New**

Contemporary	One & 1/2 Story	946 Sqft	Grade A 100	Base	186,749
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	946 Sqft, Grade B	Basement Gar	None	Fin Bsmt	11,680
Heating	100% Hot Water BB	Cooling	0% None	Heat	612
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,391
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	Modern	Modern	Average	Typical	204,432
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		92%	100% 100%	188,077

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2002	576	A 100	22,581	Avq.	92%	100%	100%	20,775
Wood Deck	2002	264	A 100	2,038	Avq.	92%	100%	100%	1,875
Frame Shed	1915	200	E 100	1,214	Poor	18%	100%	100%	219
One Story Frame	1915	547	SC100	8,769	Avq-	40%	100%	100%	3,508
Encl Frame Porch	1915	105	SC100	1,387	Avq-	40%	100%	100%	555
Plumbing Fixture	1915	3	SC100	1,424	Avq-	40%	100%	100%	570
Frame Garage	2022	896	B 100	28,182	Avq.	95%	100%	100%	26,773
Outbuilding Total									54,275

**Acpt Land**

221,400

**Accepted Bldg**

242,400

**Total**

463,800

Northfield  
 Name: ALBEE, GEARY B  
 ALBEE, SUSAN J

**Valuation Report**

02/14/2025

Page 414

Account: 10 Card: 1 of 1

Map/Lot: 010-035  
 Location: 2175 Northfield Road

Neighborhood 7 Bog Lake West

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

Reference 1

Reference 2

Tran/Land/Bldg 0 8 1

1ST 0 2ND 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
108 X 220	\$/FF -Lake Frt-DEV	500.00	54,000	100%		54,000
0.95	Acres-Rear Land 1-50	500.00	475	100%		475
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.50					Land Total	60,475

Dwelling Description				Replacement Cost New		
Seasonal Camp	One Story	788 Sqft	Grade SC100	Base		50,328
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		-3,604
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Not Heated	Cooling	0% None	Heat		-1,794
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	1/4 Finished			Attic		3,163
FirePlaces	0			Fireplace		0
Insulation	None			Insulation		-598
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Layout			Total		
1950	0	Old Type	Old Type	Below Average	Typical			47,495		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)		
None		None		43%	100%	100%		20,423		
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
2S Frame Garage	1995	572	C 110	22,775	Avq+	91%	100%	100%	20,725	
Finished Attic	1995	572	C 100	9,451	Avq+	91%	100%	100%	8,600	
Frame Shed	1950	133	D 100	1,509	Fair	26%	100%	100%	392	
							Outbuilding Total			29,717

**Acpt Land** 60,500 **Accepted Bldg** 50,100 **Total** 110,600

Name: CALOR, CRAIG A (L/E)

CALOR, DEVISEES OF JULIA M

Map/Lot:

010-036

Account: 34 Card: 1 of 1

Location:

2181 Northfield Road

Neighborhood 7 Bog Lake West

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

Reference 1
Reference 2
Tran/Land/Bldg 0 8 1
1ST 0 2ND 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 063 X 220, 0.23 Acres-Rear Land 1-50, 2.00 Site -Lot Improvements, and Land Total 37,615.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Dwelling Description, Price/Unit, Grade, Replacement Cost New, Value. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 8 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Value(Rcnld). Rows include 1932, Functional Obsolescence, None.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck, Encl Frame Porch, Frame Shed, Canopy.

Summary row: Acpt Land 37,600 Accepted Bldg 20,100 Total 57,700

Neighborhood 7 Bog Lake West

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

**Sale Data**  
 Sale Date 05/20/2009  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 8 1

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
115 X 220	\$/FF -Lake Frt-DEV	500.00	57,500	100%		57,500
0.20	Acres-Rear Land 1-50	500.00	100	100%		100
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.78						Land Total 63,600

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	580 Sqft	Grade C 110	Base	83,965
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	-2,201
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,372
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	0	Typical	Typical	Above Average	Typical	84,136	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		77%	100%	100%	64,785

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1960	230	C 110	6,146	Avq+	77%	100%	100%	4,732
Two Story Frame	1990	356	C 110	14,078	Avq+	77%	100%	100%	10,840
Frame Shed	1990	24	C 110	968	Avq+	77%	100%	100%	745
Frame Shed	1980	220	E 100	1,303	Fair	53%	100%	100%	691
Frame Shed	1980	120	E 100	862	Fair	53%	100%	100%	457
Barn	1980	252	D 100	3,910	Avq.	4%	100%	100%	156
Canopy	1990	180	E 100	1,014	Fair	65%	100%	100%	659
Canopy	1990	180	E 100	1,014	Fair	65%	100%	100%	659
Outbuilding Total									18,939

**Acpt Land**

63,600

**Accepted Bldg**

83,700

**Total**

147,300



Northfield  
 Name: HAYWARD, JOHN E  
 HAYWARD, CHERYL W

**Valuation Report**

02/14/2025

Page 417

Account: 200 Card: 1 of 1

Map/Lot: 010-038  
 Location: Northfield Road

Neighborhood 7 Bog Lake West

Zoning/Use Shoreland - Residential  
 Topography Level  
 Utilities Septic SystemLake Water  
 Street Paved

**Sale Data**  
 Sale Date 03/21/2008  
 Sale Price 80,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 4 8 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
070 X 189	\$/FF -Lake Frt-DEV	500.00	32,441	100%		32,441
1.00	Site -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 0.30						Land Total 35,441

**Dwelling Description**

**Replacement Cost New**

Seasonal Camp	One Story	777 Sqft	Grade C 100	Base	75,190
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-5,408
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,787
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				
1940	2010	Modern	Modern	Very Good	Typical	67,995				
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>				
None		None		82%	100% 100%	55,756				
<b>Outbuildings/Additions/Improvements</b>						Value Rcnld				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
Wood Deck	2010	120	C 100	696	V.G.	82%	100%	100%	571	
Outbuilding Total									571	
<b>Acpt Land</b>		35,400		<b>Accepted Bldg</b>		56,300		<b>Total</b>		91,700

Northfield  
Name: FRYE. AMELIA

**Valuation Report**

02/14/2025

Page 418

MICHAEL & JANE FRYE 2015 TRUST

Map/Lot:

010-039

Account: 37 Card: 1 of 1

Location:

2193 Northfield Road

Neighborhood 7 Bog Lake West

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

**Sale Data**  
Sale Date 10/27/2015  
Sale Price 295,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 8 1

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
140 X 159	\$/FF -Lake Frt-DEV	500.00	59,509	100%		59,509	
060 X 159	\$/FF -Lake Frt-DEV	500.00	25,504	100%		0	
060 X 159	\$/FF -Lake Frt-DEV	3,000.00	6,000	70%	Size/Shape	17,853	
080 X 159	\$/FF -Lake Frt-DEV	500.00	34,005	70%	Excess Frt	0	
080 X 159	\$/FF -Lake Frt-DEV	3,000.00	6,000	70%	Size/Shape	16,663	
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 1.02						Land Total	100,025

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	979 Sqft	Grade B 100	Base	157,187
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 None	Basement	-9,423
Fin. Basement Area	900 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,108
Heating	100% Hot Water BB	Cooling	0% None	Heat	515
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,631
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	Modern	Above Average	Typical	160,018
<b>Functional Obsolescence</b>						<b>Value(Rcnd)</b>
None						
<b>Economic Obsolescence</b>				<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None				85%	100%	100%
Percent Good						Value

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
One Story Frame	1980	420	B 100	12,444	Avq+	85%	100%	100%	10,577
2S Frame Garage	1980	625	B 100	27,533	Avq+	85%	100%	100%	23,403
Finished Attic	1980	625	B 100	12,013	Avq+	85%	100%	100%	10,211
Frame Shed	1980	221	E 100	1,308	Avq.	80%	100%	100%	1,046
Frame Garage	2003	576	C 100	15,055	Avq+	94%	100%	100%	14,152
Outbuilding Total									59,389

**Acpt Land**

100,000

**Accepted Bldg**

195,400

**Total**

295,400

Northfield  
Name: FIELD, THOMAS R

**Valuation Report**

02/14/2025

Page 419

THE FIELD FAMILY REVOCABLE TRUST

Map/Lot:

010-040

Account: 84 Card: 1 of 1

Location:

2203 Northfield Road

Neighborhood 7 Bog Lake West

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

Reference 1

Reference 2

Tran/Land/Bldg 0 8 1

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
200 X 220	\$/FF -Lake Frt-DEV	500.00	100,000	100%		100,000	
080 X 220	\$/FF -Lake Frt-DEV	500.00	40,000	70%	Excess Frt	28,000	
0.59	Acres-Rear Land 1-50	500.00	295	100%		295	
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 2.00						Land Total	134,295

**Dwelling Description**

**Replacement Cost New**

Seasonal Camp	One Story	744 Sqft	Grade SC100	Base	47,517
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	-3,463
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,129
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	3,071
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-339
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Typical	Typical	Average	Typical	45,657
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		63%	100% 100%	28,764

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good		Value Rcnld
Encl Frame Porch	1950	72	SC100	1,132	Avq.	63%	100%	100%	713
Frame Shed	1970	288	C 110	3,526	Avq-	59%	100%	100%	2,080
Outbuilding Total									2,793

**Acpt Land**

134,300

**Accepted Bldg**

31,600 **Total**

165,900

**Valuation Report**

Neighborhood 7 Bog Lake West

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

**Sale Data**  
Sale Date 07/28/2006  
Sale Price 217,890  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Related Parties

Reference 1  
Reference 2  
Tran/Land/Bldg 0 8 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 220	\$/FF -Lake Frt-DEV	500.00	50,000	100%		50,000
0.19	Acres-Rear Land 1-50	500.00	95	100%		95
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.70						56,095

Land Total

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	768 Sqft	Grade B 100	Base	127,800
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	110% Hot Water BB	Cooling	0% None	Heat	1,239
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,631
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	Above Average	Typical	131,670
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
Incomplete	None	95%	50%	100%	62,543	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Overnight Cabin	1950	240	C 100	4,002	Avg.	63%	100%	100%	2,521
Frame Shed	1950	240	D 100	2,282	Avg-	43%	100%	100%	981
Outbuilding Total									3,502

**Acpt Land** 56,100 **Accepted Bldg** 66,000 **Total** 122,100

**Valuation Report**

Neighborhood 7 Bog Lake West

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

**Sale Data**  
Sale Date 07/17/2014  
Sale Price 150,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Buyer  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 8 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 218	\$/FF -Lake Frt-DEV	500.00	49,772	100%		49,772
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.50					Land Total	55,772

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	768 Sqft	Grade B 100	Base	123,309
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,016
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	2,245
Heating	100% Heat Pump	Cooling	0% None	Heat	1,051
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	66%			Unfinished	-8,534

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2015	0	None	Modern	Above Average	Typical	108,055			
<b>Functional Obsolescence</b>			<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		95%	90%	100%	92,387		
<b>Outbuildings/Additions/Improvements</b>						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	2015	60	B 100	1,460	Avq+	95%	90%	100%	1,248
Outbuilding Total									1,248

**Acpt Land** 55,800 **Accepted Bldg** 93,600 **Total** 149,400

Northfield  
 Name: WALSTON, GREGORY L  
 WALSTON, DAWN

**Valuation Report**

02/14/2025

Page 422

Account: 265 Card: 1 of 1

Map/Lot: 010-043  
 Location: 2211 Northfield Road

Neighborhood 7 Bog Lake West

Zoning/Use Shoreland - Residential  
 Topography Level  
 Utilities  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 8 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
075 X 163	\$/FF -Lake Frt-DEV	500.00	32,279	100%		32,279
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.28			Land Total			38,279

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	936 Sqft	Grade D 100	Base	74,272
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-4,542
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,765
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1975	0	Typical	Typical	Above Average	Typical	67,965	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		83%	100%	100%	56,411

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2000	500	D 100	2.003	Avq+	83%	100%	100%	1.662
Frame Shed	1990	80	C 100	1.373	Avq.	85%	100%	100%	1.167
Outbuilding Total									2,829

**Acpt Land** 38,300 **Accepted Bldg** 59,200 **Total** 97,500

Neighborhood 7 Bog Lake West

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

Reference 1

Reference 2

Tran/Land/Bldg 0 8 1

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
150 X 220	\$/FF -Lake Frt-DEV	500.00	75,000	100%		75,000	
0.11	Acres-Rear Land 1-50	500.00	55	100%		55	
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 0.87						Land Total	81,055

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,476 Sqft	Grade C 110	Base	157,114
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	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	
1996	0	Modern	Modern	Above Average	Typical	157,114	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		91%	100%	100%	142,974

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1996	252	C 110	1,433	Avq+	91%	100%	100%	1,304
Wood Deck	1996	128	C 110	806	Avq+	91%	100%	100%	733
Frame Garage	2017	320	C 110	9,481	Avq+	91%	100%	100%	8,628
Frame Garage	2021	960	C 100	24,709	Avq.	95%	100%	100%	23,474
Outbuilding Total									34,139

**Acpt Land** 81,100 **Accepted Bldg** 177,100 **Total** 258,200

Neighborhood 1 Route 192

Zoning/Use None  
Topography Level  
Utilities Drilled WellSeptic System  
Street Paved

Reference 1  
Reference 2 4/17 PERMIT FOR OFFICE SPACE  
Tran/Land/Bldg 9 1 1  
1ST 0 2ND 0  
Exemption(s) 1 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
5.00	Acres-Rear Land 1-50	500.00	2,500	100%		2,500
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 6.00					Land Total	28,500

Dwelling Description				Replacement Cost New		
Conventional Exterior Dwelling Units	One Story Wood Siding 1 OTHER Units-0	700 Sqft Masonry Trim Roof Cover	Grade D 110 None Asphalt Shingles	Base Trim Roof		61,100 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	1/2 Finished			Attic		5,757
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	Average	Typical	66,857			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		63%	100%	100%	42,120		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1950	168	D 110	1,503	Avq.	63%	100%	100%	947
Wood Deck	1950	130	D 110	669	Avq.	63%	100%	100%	421
Frame Garage	1950	520	E 100	6,824	Fair	26%	100%	100%	1,774
Frame Garage	2002	720	C 100	18,675	Avq.	92%	100%	100%	17,181
Outbuilding Total									20,323

**Acpt Land** 28,500 **Accepted Bldg** 62,400 **Total** 90,900



Northfield  
 Name: Roberts, Ronald  
 Roberts, Esther

**Valuation Report**

02/14/2025

Page 425

Account: 237 Card: 1 of 1

Map/Lot:  
 Location:

010-046  
 2158 Northfield Road

Neighborhood 1 Route 192

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.12	Acres-Homesite (Fract)	20,000.00	6,928	100%		6,928
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.12			Land Total			12,928

**Dwelling Description**

**Replacement Cost New**

Seasonal Camp	One Story	384 Sqft	Grade SC100	Base	24,525
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Other	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-2,301
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-874
Rooms	1				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-291
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1950	0	Obsolete	Obsolete	Poor	Poor	21,059				
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		18%	81%	100%	3,070			
<b>Outbuildings/Additions/Improvements</b>										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Shed	1950			----	SOUND	VALUE	----			200
Outbuilding Total									200	
<b>Acpt Land</b>			12,900	<b>Accepted Bldg</b>		3,300	<b>Total</b>		16,200	

Neighborhood 1 Route 192

Zoning/Use None  
Topography Level  
Utilities Drilled WellSeptic System  
Street Paved

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 1 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
0.33	Acres-Rear Land 1-50	500.00	165	100%		165
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.33					Land Total	26,165

**Dwelling Description**

**Replacement Cost New**

Seasonal Camp	One Story	506 Sqft	Grade SC100	Base	32,317
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	-2,695
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,152
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	506	Insulation	-384
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Obsolete	Obsolete	Fair	Typical	28,086
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		26%	90%	100%

**Acpt Land** 26,200 **Accepted Bldg** 6,600 **Total** 32,800

**Valuation Report**

Map/Lot:

010-047

Account: 47 Card: 2 of 2

Location:

2150 Northfield Road

Neighborhood 1 Route 192

Zoning/Use None  
Topography Level  
Utilities Drilled WellSeptic System  
Street Paved

Reference 1  
Reference 2  
Tran/Land/Bldg 0 0 0  
1ST 0 2ND 0  
Exemption(s) Land Schedule 1

Dwelling Description				Replacement Cost New	
Seasonal Camp	One Story	460 Sqft	Grade SC100	Base	29,379
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	-2,546
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,047
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	-349
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total	
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Percent Good		Value	
1950	0	Obsolete	Obsolete	Poor	18%	90%	100%	Phy	Func	Econ	
Functional Obsolescence							Economic Obsolescence		None		25,437
None							None		18%		4,121
Outbuildings/Additions/Improvements							Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld		
2S Frame Garage	1960	576	D 100	17,092	Fair	30%	100%	100%	5,128		
Finished Attic	1960	576	D 100	7,774	Fair	30%	100%	100%	2,332		
							Outbuilding Total			7,460	
<b>Acpt Land</b>			0	<b>Accepted Bldg</b>		11,600	<b>Total</b>		11,600		

Northfield  
Name: SMITH, DENNIS W

**Valuation Report**

02/14/2025

Page 428

Map/Lot:

010-047

Account: 47

Location:

2150 Northfield Road

---

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	26,200	6,600	32,800	26,200	6,600	32,800
2	0	11,600	11,600	0	11,600	11,600
<b>TOTAL</b>	26,200	18,200	44,400	26,200	18,200	44,400

---

Northfield  
 Name: HANSCOM, JOSEPH L  
 HANSCOM, AMANDA M

**Valuation Report**

02/14/2025

Page 429

Account: 246 Card: 1 of 1

Map/Lot:  
 Location:

010-048  
 WALLACE PT RD

Neighborhood 6 Bog Lake East

Zoning/Use Shoreland - Residential  
 Topography Level  
 Utilities  
 Street Gravel

Sale Data	
Sale Date	08/13/2021
Sale Price	60,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 7 8 8

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frt-DEV	500.00	100,000	100%		100,000
075 X 220	\$/FF -Lake Frt-DEV	500.00	37,500	70%		26,250
0.76	Acres-Rear Land 1-50	500.00	380	100%		380
0.00	Site -Lot Improvements	3,000.00	6,000	100%		0
Total Acres 2.15						Land Total 126,630

**Dwelling Description**

**Replacement Cost New**

Seasonal Camp	One Story	384 Sqft	Grade SC100	Base	24,525
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	-2,301
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-874
Rooms	2				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,423
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-291
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1950	0	Old Type	None	Below Average	Typical	19,636	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		43%	90%	100%	7,599

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good		Value Rcnld
							Func	Econ	
Wood Deck	1950	48	SC100	240	Avq-	43%	90%	100%	93
Frame Shed	1950	48	SC100	720	Avq-	43%	90%	100%	279
Outbuilding Total									372

**Acpt Land** 126,600 **Accepted Bldg** 8,000 **Total** 134,600

Name: Cole, Donald Jr

Page 430

Cole, Terry A & Ricky L Cole

Map/Lot:

010-049

Account: 53 Card: 1 of 1

Location:

26 Jusuitsus Cove Road

Neighborhood 6 Bog Lake East

Zoning/Use Shoreland - Residential
Topography Level
Utilities Lake Water
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 8 8

1ST 0 2ND 0

Exemption(s) Land Schedule 1

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 200 X 220, 020 X 220, 0.84 Acres-Rear Land 1-50, 0.00 Site -Lot Improvements, and Land Total 107,420.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Seasonal Camp, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1950, 0 Typical, Typical, Below Average, Typical, 36,197.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, 43%, 100%, 100%, 15,565.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck, Frame Shed, and Outbuilding Total 1,330.

Acpt Land 107,400 Accepted Bldg 16,900 Total 124,300

Neighborhood 6 Bog Lake East

Zoning/Use Shoreland - Residential  
Topography Level  
Utilities Lake Water  
Street Gravel

Reference 1  
Reference 2  
Tran/Land/Bldg 0 8 8  
1ST 0 2ND 0  
Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
160 X 220	\$/FF -Lake Frt-DEV	500.00	80,000	100%		80,000
0.38	Acres-Rear Land 1-50	500.00	190	100%		190
0.00	Site -Lot Improvements	500.00	420	100%		0
Total Acres 1.19						80,190

Land Total

**Dwelling Description**

**Replacement Cost New**

Seasonal Camp	One Story	600 Sqft	Grade SC100	Base	36,496
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-2,998
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,366
Rooms	2				
Bedrooms	1	Add Fixtures	1		
Baths	0	Half Baths	0	Plumbing	-949
Attic	1/2 Finished			Attic	3,909
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-455
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1950	0	Old Type	None	Below Average	Typical	34,637			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		43%	90%	100%			
<b>Outbuildings/Additions/Improvements</b>						<b>Value Rcnld</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	1950	168	SC100	605	Avq-	43%	90%	100%	234
Outbuilding Total									234

**Acpt Land** 80,200 **Accepted Bldg** 13,600 **Total** 93,800

Northfield  
 Name: TOWLE, PAUL  
 TOWLE, JANE

**Valuation Report**

02/14/2025

Page 432

Map/Lot: 010-053

Account: 284 Card: 1 of 1

Location: 2 Jusuitsus Cove Road

Neighborhood 6 Bog Lake East

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

**Sale Data**  
 Sale Date 07/20/2021  
 Sale Price 390,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 10 8 8

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frt-DEV	500.00	100.000	100%		100,000
015 X 220	\$/FF -Lake Frt-DEV	500.00	7,500	70%	Excess Frt	5,250
0.94	Acres-Rear Land 1-50	500.00	470	100%		470
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.03						Land Total 111,720

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	576 Sqft	Grade C 100	Base	75,805
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% Floor/Wall	Cooling	0% None	Heat	-1,987
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
2000	0	Modern	Modern	Above Average	Typical	73,818
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	92%	100%	100%	67,913	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Wood Deck	2000	346	C 100	1,735	Avq+	92%	100%	100%		1,596
One Story Frame	2023									40,000
----- S O U N D V A L U E -----										
Outbuilding Total										41,596

**Acpt Land** 111,700 **Accepted Bldg** 109,500 **Total** 221,200



Northfield  
 Name: DAVIS, WENDELL C  
 DAVIS, LORAIN F

**Valuation Report**

02/14/2025

Page 433

Map/Lot: 011-001

Account: 111 Card: 1 of 1

Location: 23 Dots Corner

Neighborhood 4 Fulton Lake West

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

**Sale Data**  
 Sale Date 06/22/2012  
 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 8 8  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
108 X 101	\$/FF -Lake Frt-DEV	500.00	36,588	100%		36,588
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.25						42,588

**Dwelling Description**

**Replacement Cost New**

Seasonal Camp	One Story	536 Sqft	Grade D 100	Base	42,532
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	-3,468
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,011
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	-505
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1955	0	Typical	Typical	Good	Typical	37,548			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		82%	100% 100%	30,789			
<b>Outbuildings/Additions/Improvements</b>						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Encl Frame Porch	1955	100	C 100	2,044	Good	82%	100%	100%	1,676
Wood Deck	2016	180	C 100	972	Good	82%	100%	100%	797
Outbuilding Total									2,473

**Acpt Land** 42,600 **Accepted Bldg** 33,300 **Total** 75,900

**Valuation Report**

Neighborhood 4 Fulton Lake West

Zoning/Use Shoreland - Residential  
Topography Level  
Utilities Lake Water  
Street Gravel

**Sale Data**  
Sale Date 12/02/2015  
Sale Price 46,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 8 8  
1ST 0 2ND 0  
Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
108 X 150	\$/FF -Lake Frt-DEV	500.00	44,589	100%		44,589
0.00	Site -Lot Improvements	3,000.00	6,000	100%		0
Total Acres 0.37						Land Total 44,589

**Dwelling Description**

**Replacement Cost New**

Seasonal Camp	One Story	432 Sqft	Grade SC100	Base	27,591
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	-2,456
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-984
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-474
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-328
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1955	0	Old Type	Old Type	Average	Typical	23,349			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		66%	100% 100%	15,410			
<b>Outbuildings/Additions/Improvements</b>						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	1955	96	SC100	386	Avq.	66%	100%	100%	255
Frame Shed	1955	108	SC100	1,068	Avq.	66%	100%	100%	705
Outbuilding Total									960

**Acpt Land** 44,600 **Accepted Bldg** 16,400 **Total** 61,000

**Valuation Report**

Map/Lot:

011-002

Account: 89 Card: 2 of 2

Location:

25 Dots Corner

Neighborhood 4 Fulton Lake West

Zoning/Use Shoreland - Residential  
Topography Level  
Utilities  
Street Gravel

Sale Data	
Sale Date	12/02/2015
Sale Price	46,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 0 0  
1ST 0 2ND 0  
Exemption(s) Land Schedule 1

Dwelling Description				Replacement Cost New	
Seasonal Camp	One Story	160 Sqft	Grade SC100	Base	10,219
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-1,579
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-364
Rooms	1				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,423
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-121
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Value(Rcnld)		
1955	0	Old Type	Old Type	Average	66%	100%	100%	6,732		
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>		<b>Value(Rcnld)</b>		
None		None		66%	100%	100%		4,443		
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	1955	160	SC100	581	Avg.	66%	100%	100%	383	
							<b>Outbuilding Total</b>		<b>383</b>	
<b>Acpt Land</b>			0	<b>Accepted Bldg</b>		4,800	<b>Total</b>		4,800	

Northfield  
Name: DAVIS, WENDELL C

**Valuation Report**

02/14/2025

Page 436

Map/Lot:

011-002

Account: 89

Location:

25 Dots Corner

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	44,600	16,400	61,000	44,600	16,400	61,000
2	0	4,800	4,800	0	4,800	4,800
<b>TOTAL</b>	44,600	21,200	65,800	44,600	21,200	65,800

Northfield  
 Name: TYLER, JASON E  
 TYLER, HOLLY L

**Valuation Report**

02/14/2025

Page 437

Map/Lot: 011-004

Account: 219 Card: 1 of 1

Location: 28 OUTLOOK POINT

Neighborhood 4 Fulton Lake West

Zoning/Use Shoreland - Residential  
 Topography Level  
 Utilities  
 Street Gravel

**Sale Data**  
 Sale Date 07/22/2020  
 Sale Price 41,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 8 8  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 220	\$/FF -Lake Frt-DEV	500.00	50,000	100%		50,000
0.30	Acres-Rear Land 1-50	500.00	150	100%		150
0.00	Site -Lot Improvements	500.00	470	100%		0
Total Acres 0.81						Land Total 50,150

**Dwelling Description**

**Replacement Cost New**

Seasonal Camp	One Story	576 Sqft	Grade SC100	Base	36,788
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	-2,921
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,312
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-474
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-437
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1955	0	Typical	Typical	Average	Typical	31,644				
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>				
None		None		66%	100% 100%	20,885				
<b>Outbuildings/Additions/Improvements</b>										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Shed	1955	80	SC100	906	Avq.	66%	100%	100%		598
<b>Outbuilding Total</b>										<b>598</b>

**Acpt Land** 50,200 **Accepted Bldg** 21,500 **Total** 71,700

Northfield  
 Name: HENNESSEY, ROBERT  
 HENNESSEY, JOHN

**Valuation Report**

02/14/2025

Page 438

Map/Lot: 011-005

Account: 130 Card: 1 of 1

Location: 27 Outlook Point

Neighborhood 4 Fulton Lake West

Zoning/Use Shoreland - Residential  
 Topography Level  
 Utilities Lake Water  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 8 8  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
075 X 192	\$/FF -Lake Frt-DEV	500.00	35,032	100%		35,032
0.00	Site -Lot Improvements	500.00	150	100%		0
Total Acres 0.33			Land Total			35,032

**Dwelling Description**

**Replacement Cost New**

Seasonal Camp	One Story	696 Sqft	Grade E 120	Base	40,411
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	-3,007
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,441
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,294
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	696	Insulation	-480
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Typical	None	Below Average	Typical	34,189
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		51%	90%	100%
						15,693

**Acpt Land** 35,000 **Accepted Bldg** 15,700 **Total** 50,700

Northfield  
 Name: HALL, EUGENIA C  
 HALL, MEAGAN L

**Valuation Report**

02/14/2025

Page 439

Map/Lot: 011-006

Account: 109 Card: 1 of 1

Location: 23 Outlook Point

Neighborhood 4 Fulton Lake West

Zoning/Use Shoreland - Residential  
 Topography Level  
 Utilities Lake Water  
 Street Gravel

**Sale Data**  
 Sale Date 03/28/2007  
 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 8 8  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
075 X 230	\$/FF -Lake Frt-DEV	500.00	38,343	100%		38,343
0.00	Site -Lot Improvements	500.00	150	100%		0
Total Acres 0.40			Land Total			38,343

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	374 Sqft	Grade C 100	Base	36,192
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	-3,438
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-860
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,005
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-430
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	Typical	Typical	Average	Typical	32,469
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		71%	100% 100%	23,053

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2022	200	C 100	2,430	Avq.	95%	100%	100%	2,308
One Story Frame	2022	180	C 100	4,372	Avq.	71%	100%	100%	3,104
Outbuilding Total									5,412

**Acpt Land** 38,300 **Accepted Bldg** 28,500 **Total** 66,800

Northfield  
 Name: BROWN, JANET L  
 BROWN, HAROLD R

**Valuation Report**

02/14/2025

Page 440

Account: 28 Card: 1 of 1

Map/Lot:  
 Location:

011-007  
 21 Outlook Point

Neighborhood 4 Fulton Lake West

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 8 8  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
075 X 150	\$/FF -Lake Frt-DEV	500.00	30,965	100%		30,965	
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 0.26						Land Total	36,965

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	800 Sqft	Grade C 100	Base	77,415
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-5,520
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,840
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	-552
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1961	0	Typical	Typical	Above Average	Typical	69,503	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		78%	100%	100%	54,212

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1975	168	C 100	917	Avq+	78%	100%	100%	715
Frame Shed	1975	100	D 100	1,271	Avq-	63%	100%	100%	801
Outbuilding Total									1,516

**Acpt Land**

37,000

**Accepted Bldg**

55,700

**Total**

92,700



**Valuation Report**

Neighborhood 4 Fulton Lake West

Zoning/Use Shoreland - Residential  
Topography Level  
Utilities Lake WaterSeptic System  
Street Gravel

Sale Data	
Sale Date	10/20/2006
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1  
Reference 2  
Tran/Land/Bldg 0 8 8  
1ST 0 2ND 0  
Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 150	\$/FF -Lake Frt-DEV	500.00	41,286	100%		41,286
1.00	Site -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 0.34			Land Total			44,286

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	576 Sqft	Grade C 90	Base	68,225
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	-3,983
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,788
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	-894
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1995	0	Typical	Typical	Above Average	Typical	61,560	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		91%	100%	100%	56,020

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1995	190	C 90	4,154	Avq+	91%	100%	100%	3,780
Open Frame Porch	1995	72	C 90	731	Avq+	91%	100%	100%	665
Wood Deck	1995	280	C 90	1,288	Avq+	91%	100%	100%	1,172
Frame Garage	1995	596	C 100	15,558	Avq.	88%	100%	100%	13,691
Outbuilding Total									19,308

<b>Acpt Land</b>	44,300	<b>Accepted Bldg</b>	75,300	<b>Total</b>	119,600
------------------	--------	----------------------	--------	--------------	---------

Northfield  
 Name: Gray, Philip O Jr

**Valuation Report**

02/14/2025

Page 442

Map/Lot: 011-009

Account: 108 Card: 1 of 1

Location: 16 Birch Hill Road

Neighborhood 5 Fulton Lake East

Zoning/Use Shoreland - Residential  
 Topography Level  
 Utilities Lake Water  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 8 8  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
075 X 099	\$/FF -Lake Frt-DEV	500.00	25,156	100%		25,156	
0.00	Site -Lot Improvements	3,000.00	3,000	100%		0	
Total Acres 0.17						Land Total	25,156

**Dwelling Description**

**Replacement Cost New**

Seasonal Camp	One Story	936 Sqft	Grade E 100	Base	45,288
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	-3,092
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,076
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-359
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-538
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Typical	Typical	Fair	Typical	40,223
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		26%	100% 100%	10,458
<b>Outbuildings/Additions/Improvements</b>						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Frame Shed	1950	120	E 100	862	Fair	224
Outbuilding Total						224

<b>Acpt Land</b>	25,200	<b>Accepted Bldg</b>	10,700	<b>Total</b>	35,900
------------------	--------	----------------------	--------	--------------	--------

Northfield  
 Name: Stuart, Stephen  
 Stuart, Jeanne

**Valuation Report**

02/14/2025

Page 443

Account: 259 Card: 1 of 1

Map/Lot:  
 Location:

011-010  
 17 Birch Hill Road

Neighborhood 5 Fulton Lake East

Zoning/Use Shoreland - Residential  
 Topography Level  
 Utilities  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 8 8  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
075 X 099	\$/FF -Lake Frt-DEV	500.00	25,156	100%		25,156
1.00	Site -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 0.17			Land Total			28,156

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	640 Sqft	Grade D 110	Base	55,863
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-3,875
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,328
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	-664
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2008	0	Typical	Typical	Above Average	Typical	49,996	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		95%	100%	100%	47,496

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2008	128	B 100	2,190	Avq+	95%	100%	100%	2,080
Wood Deck	2009	420	E 100	1,037	Fair	85%	100%	100%	881
Outbuilding Total									2,961

**Acpt Land**

28,200

**Accepted Bldg**

50,500

**Total**

78,700

**Valuation Report**

Account: 80 Card: 1 of 1

Location: 174 Cottage Road

Neighborhood 5 Fulton Lake East

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

Reference 1  
Reference 2  
Tran/Land/Bldg 0 8 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
075 X 220	\$/FF -Lake Frt-DEV	500.00	37,500	100%		37,500
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
0.00	Acres-Rear Land 1-50	500.00	470	100%		0
Total Acres 0.38						Land Total 43,500

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 3/4 Story	600 Sqft	Grade D 110	Base	74,367
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	-4,097
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,178
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	-653
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Typical	Typical	Average	Typical	67,439
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	74%	100%	100%	49,905	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1970	213	D 110	1,013	Avg.	74%	100%	100%	750
Encl Frame Porch	1990	90	D 110	1,738	Avg.	74%	100%	100%	1,286
Wood Deck	1990	335	B 100	2,055	Avg.	85%	0%	100%	0
Frame Shed	1980	96	D 100	1,241	Avg-	68%	0%	100%	0
Outbuilding Total									2,036

**Acpt Land** 43,500 **Accepted Bldg** 51,900 **Total** 95,400

Northfield  
 Name: JOHNSON, LEON  
 JOHNSON, SCOTT

**Valuation Report**

02/14/2025

Page 445

Map/Lot:

011-013

Account: 147 Card: 1 of 1

Location:

Neighborhood 5 Fulton Lake East

Zoning/Use Shoreland - Residential  
 Topography Level  
 Utilities  
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 8 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
150 X 099	\$/FF -Lake Frontage	300.00	30,187	100%		30,187	
Total Acres 0.34				Land Total		30,187	
<b>Acpt Land</b>			30,200	<b>Accepted Bldg</b>	0	<b>Total</b>	30,200

**Valuation Report**

Account: 215 Card: 1 of 1

Location: 175 Cottage Road

Neighborhood 5 Fulton Lake East

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

Reference 1  
Reference 2 TAX DEFERRAL PROGRAM  
Tran/Land/Bldg 0 8 1  
1ST 0 2ND 0  
Exemption(s) 1 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
075 X 220	\$/FF -Lake Frt-DEV	500.00	37,500	100%		37,500
1.03	Acres-Rear Land 1-50	500.00	515	100%		515
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.41					Land Total	44,015

Dwelling Description				Replacement Cost New	
Conventional Exterior Dwelling Units	One Story Wood Siding 1 OTHER Units-0	520 Sqft Masonry Trim Roof Cover	Grade D 100 None Asphalt Shingles	Base Trim Roof	41,262 0 0
Foundation	Concrete Slab	Basement	None	Basement	-5,411
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-981
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	-294
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	6	Typical	Typical	Below Average	Typical	34,576
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	59%	100%	100%	20,400	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 1/2 Story Frame	1970	252	D 100	6,824	Avq-	59%	100%	100%	4,026
Wood Deck	1970	40	D 100	269	Avq-	59%	100%	100%	159
Frame Shed	1970	192	D 100	1,935	Avq-	59%	100%	100%	1,142
2S Frame Garage	1995	1176	D 100	34,407	Avq-	80%	100%	100%	27,526
Finished Attic	1995	1176	D 100	11,452	Avq-	80%	50%	100%	4,581
Canopy	2008	1000	E 100	3,019	Avq-	90%	100%	100%	2,717
Outbuilding Total									40,151

**Acpt Land** 44,000 **Accepted Bldg** 60,600 **Total** 104,600

Name: NORTON, AUDREY

Page 447

NORTON, BYRON ALLEN, GORDON

Map/Lot:

011-015

Account: 410 Card: 1 of 1

Location:

186 Cottage Road

Neighborhood 5 Fulton Lake East

Zoning/Use Shoreland - Residential
Topography Level
Utilities
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 8 8

1ST 0 2ND 0

Exemption(s) Land Schedule 1

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 075 X 099 and 1.00 Site -Lot Improvements.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Quantity, Unit, Material, Replacement Cost, Value. Rows include Seasonal Camp, Exterior, Dwelling Units, Foundation, etc.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1965, Functional Obsolescence, etc.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Wood Deck, Frame Shed, and Outbuilding Total.

Acpt Land 28,200 Accepted Bldg 16,900 Total 45,100

Northfield

Valuation Report

02/14/2025

Name: HATT, JULIAN (L/E 1/2)

Page 448

BRODOWSKI, SUSANNE (L/E 1/2)

Map/Lot:

011-016

Account: 123 Card: 1 of 1

Location:

188 Cottage Road

Neighborhood 5 Fulton Lake East

Zoning/Use Shoreland - Residential
Topography Level
Utilities Septic SystemLake Water
Street Gravel

Reference 1
Reference 2 SEE COMMENTS RE RESIDUAL ESTATE
Tran/Land/Bldg 0 8 8
1ST 0 2ND 0
Exemption(s) Land Schedule 1

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 100 X 100 \$/FF -Lake Frt-DEV and Site -Lot Improvements.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1970, 0 Typical, Typical, Average, Typical, 20,947.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 74%, 100%, 100%, 15,501.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include One Story Frame, Frame Garage.

Acpt Land

36,700

Accepted Bldg

18,800

Total

55,500



**Valuation Report**

Account: 94 Card: 1 of 1

Location: 192 Cottage Road

Neighborhood 5 Fulton Lake East

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

Reference 1  
Reference 2  
Tran/Land/Bldg 0 8 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 096	\$/FF -Lake Frt-DEV	500.00	33,029	100%		33,029
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.22			Land Total			39,029

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,026 Sqft	Grade C 100	Base	99,285
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-10,594
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,360
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	-708
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Typical	Typical	Average	Typical	85,623
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		77%	100% 100%	65,930

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1975	96	C 100	1,996	Avq.	77%	100%	100%	1,537
Frame Shed	1980	156	C 100	2,042	Avq.	80%	100%	100%	1,634
Outbuilding Total									3,171

**Acpt Land** 39,000 **Accepted Bldg** 69,100 **Total** 108,100

Northfield  
 Name: Gardner, Leslie  
 Gardner, Sonja

**Valuation Report**

02/14/2025

Page 450

Account: 95 Card: 1 of 1

Map/Lot:

011-018

Location:

194 Cottage Road

Neighborhood 5 Fulton Lake East

Zoning/Use Shoreland - Residential  
 Topography Level  
 Utilities Lake WaterSeptic System  
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 8 1

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 096	\$/FF -Lake Frt-DEV	500.00	33,029	100%		33,029
1.00	Site -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 0.22			Land Total			36,029

**Dwelling Description**

**Replacement Cost New**

Seasonal Camp	One & 1/2 Story	408 Sqft	Grade D 100	Base	44,030
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	-2,955
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,154
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	-346
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Typical	Typical	Average	Typical	39,575
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		74%	100% 100%	29,285

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1970	480	D 100	9,560	Avq.	74%	100%	100%	7,074
Wood Deck	1970	160	D 100	721	Avq.	74%	100%	100%	534
Frame Shed	1970	192	E 100	1,180	Fair	41%	100%	100%	484
Outbuilding Total									8,092

**Acpt Land**

36,000

**Accepted Bldg**

37,400

**Total**

73,400

Name: Getchell, William

Page 451

GETCHELL, JAMES

Map/Lot:

011-019

Account: 98 Card: 1 of 1

Location:

28

Neighborhood 5 Fulton Lake East

Zoning/Use Shoreland - Residential
Topography Level
Utilities Septic SystemLake Water
Street Gravel

Reference 1
Reference 2 \$40k CAMP 6/19 AMY&JAMES GETCHELL
Tran/Land/Bldg 8 8 8
1ST 0 2ND 0
Exemption(s) Land Schedule 1

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 100 X 074, 1.00, and Land Total.

Table with columns: Dwelling Description, Replacement Cost New. Rows include Seasonal Camp, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Table with columns: Dwelling Condition, Layout, Total. Rows include Built, Renovated, Kitchens, Baths, Condition, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld), Outbuildings/Additions/Improvements.

Acpt Land 32,000 Accepted Bldg 20,000 Total 52,000

Northfield  
 Name: SCHORS, GREGORY  
 SCHORS, BRENDA

**Valuation Report**

02/14/2025

Page 452

Map/Lot:

011-020

Account: 247 Card: 1 of 1

Location:

22 Black Bear Lane

Neighborhood 5 Fulton Lake East

Zoning/Use Shoreland - Residential  
 Topography Level  
 Utilities  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 8 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
050 X 075	\$/FF -Lake Frontage	300.00	8,758	100%		8,758
Total Acres 0.09				Land Total		8,758
<b>Accpt Land</b>		8,800	<b>Accepted Bldg</b>		0	<b>Total</b>
						8,800

Northfield  
 Name: Farrar, Deborah L

**Valuation Report**

02/14/2025

Page 453

Map/Lot:

011-021

Account: 81 Card: 1 of 1

Location:

25 Black Bear Lane

Neighborhood 5 Fulton Lake East

Zoning/Use Shoreland - Residential  
 Topography Level  
 Utilities Septic System  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 8 8  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
075 X 145	\$/FF -Lake Frt-DEV	500.00	30,444	100%		30,444
1.00	Site -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 0.25					Land Total	33,444

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	342 Sqft	Grade B 100	Base	40,376
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-6,927
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,439
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal	SFLA	342	Insulation	-288
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	2007	Typical	Typical	Excellent	Typical	31,722
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		88%	100%	100%
						<b>Value(Rcnld)</b>
						27,915

**Acpt Land** 33,400 **Accepted Bldg** 27,900 **Total** 61,300

Northfield  
 Name: LOBLEY, JORDAN T  
 LOBLEY, WAYNE

**Valuation Report**

02/14/2025

Page 454

Map/Lot: 011-022

Account: 165 Card: 1 of 1

Location: 23 Black Bear Lane

Neighborhood 5 Fulton Lake East

Zoning/Use Shoreland - Residential  
 Topography Level  
 Utilities Septic SystemLake Water  
 Street Gravel

**Sale Data**  
 Sale Date 08/10/2023  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 8 8  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
078 X 140	\$/FF -Lake Frt-DEV	500.00	31,111	100%		31,111
1.00	Site -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 0.25			Land Total			34,111

**Dwelling Description**

**Replacement Cost New**

Seasonal Camp	One & 3/4 Story	340 Sqft	Grade SC100	Base	30,835
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	-2,159
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,355
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	-452
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Typical	Typical	Below Average	Typical	26,869
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	59%	100%	100%	15,853	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1970	140	SC100	935	Avq-	59%	100%	100%	552
Wood Deck	2000	48	B 100	445	Avq-	59%	100%	100%	263
Outbuilding Total									815

**Acpt Land** 34,100 **Accepted Bldg** 16,700 **Total** 50,800

Northfield  
 Name: WESTRACK, KEVIN L  
 WESTRACK, MARCIA C

**Valuation Report**

02/14/2025  
 Page 455  
 011-023  
 COTTAGE RD

Account: 266 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 5 Fulton Lake East

Zoning/Use None  
 Topography Level  
 Utilities  
 Street Gravel

**Sale Data**  
 Sale Date 05/26/2017  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.70	Acres-Homesite (Fract)	20,000.00	16,733	100%		16,733	
Total Acres 0.70				Land Total		16,733	
<b>Acpt Land</b>		16,700	<b>Accepted Bldg</b>	0	<b>Total</b>	16,700	

Northfield  
 Name: LEAVITT, ARTHUR  
 LEAVITT, ROBERTA

**Valuation Report**

02/14/2025

Page 456

Map/Lot: 011-024

Account: 162 Card: 1 of 1

Location: 128 FILTON LAKE DR

Neighborhood 5 Fulton Lake East

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 1 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
1.47	Acres-Rear Land 1-50	500.00	735	100%		735
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.47						Land Total 26,735

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	846 Sqft	Grade D 100	Base	91,298
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	-4,711
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,393
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
1978	0	Typical	Typical	Average	Typical	84,194
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		79%	100% 100%	66,513
<b>Outbuildings/Additions/Improvements</b>						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Frame Garage	1978	780	D 100	16,551	Avq.	13,075
Wood Deck	1978	280	D 100	1,174	Avq.	927
Outbuilding Total						14,002

**Acpt Land** 26,700 **Accepted Bldg** 80,500 **Total** 107,200



Name: STRECKER, GARY

GARY STRECKER LIVING TRUST AGREEMENT

Map/Lot:

011-025

Account: 193

Card: 1 of 1

Location:

21 Black Bear Lane

Neighborhood 5 Fulton Lake East

Zoning/Use Shoreland - Residential  
 Topography Level  
 Utilities Lake Water  
 Street Gravel

**Sale Data**  
 Sale Date 07/17/2007  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 8 8

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 200	\$/FF -Lake Frt-DEV	500.00	95,346	100%		95,346
050 X 105	\$/FF -Lake Frt-DEV	500.00	17,271	70%	Excess Frt	12,090
Total Acres 1.04			Land Total			107,436

**Dwelling Description**

**Replacement Cost New**

Seasonal Camp	One Story	364 Sqft	Grade SC100	Base	23,248
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	-2,237
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-829
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	-276
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Typical	Typical	Below Average	Typical	19,906
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	59%	100%	100%	11,745	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1970	112	SC100	1,442	Avq-	59%	100%	100%	851
Wood Deck	1970	60	SC100	277	Avq-	59%	100%	100%	163
Frame Shed	1970	80	SC100	906	Avq-	59%	100%	100%	535
Outbuilding Total									1,549

**Acpt Land**

107,400

**Accepted Bldg**

13,300 **Total**

120,700

**Valuation Report**

Account: 50 Card: 1 of 1

Location: 134 Fulton Lake Drive

Neighborhood 5 Fulton Lake East

Zoning/Use Shoreland - Residential  
Topography Level  
Utilities Lake WaterSeptic System  
Street Gravel

**Sale Data**  
Sale Date 06/14/2016  
Sale Price 0  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 8 8

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
020 X 220	\$/FF -Lake Frt-DEV	500.00	10,000	100%		10,000
0.86	Acres-Rear Land 1-50	500.00	430	100%		430
1.00	Site -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 0.96						Land Total 13,430

**Dwelling Description**

**Replacement Cost New**

Seasonal Camp	One Story	696 Sqft	Grade D 100	Base	55,228
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	-4,110
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,313
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	-656
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Typical	Typical	Average	Typical	49,149
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None						37,845

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	Condition			Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ		
Wood Deck	1975	160	D 100	721	Avq.	77%	100%	100%	555	
Wood Deck	1975			---- SOUND VALUE ----						800
Frame Shed	1975			---- SOUND VALUE ----						300
Outbuilding Total									1,655	

**Acpt Land** 13,400 **Accepted Bldg** 39,500 **Total** 52,900

Northfield  
 Name: SAVARD, ALISON J  
 MCKINLEY, BARBARA L

**Valuation Report**

02/14/2025

Page 459

Account: 100 Card: 1 of 1

Map/Lot: 011-027  
 Location: 136 Fulton Lake Drive

Neighborhood 5 Fulton Lake East

Zoning/Use Shoreland - Residential  
 Topography Level  
 Utilities Lake WaterSeptic System  
 Street Gravel

**Sale Data**  
 Sale Date 04/02/2011  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Family Member  
 Validity Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 8 8  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
153 X 220	\$/FF -Lake Frt-DEV	500.00	76,500	100%		76,500
0.08	Acres-Rear Land 1-50	500.00	40	100%		40
1.00	Site -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 0.85			Land Total			79,540

Dwelling Description				Replacement Cost New	
Seasonal Camp	One Story	625 Sqft	Grade D 100	Base	49,594
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	-3,825
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,179
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	-589
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Layout					
1957	0	Typical	Typical	Above Average	Typical				44,001	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		76%	100%	100%	33,441			
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Encl Frame Porch	1970	125	D 100	1,916	Avq+	76%	100%	100%	1,456	
Frame Shed	1970	100	D 100	1,271	Avq+	76%	100%	100%	966	
							Outbuilding Total			2,422

**Acpt Land** 79,500 **Accepted Bldg** 35,900 **Total** 115,400

Northfield  
 Name: DAYE, SEAN R  
 DAYE, KRISTIN A

**Valuation Report**

02/14/2025

Page 460

Map/Lot: 011-028

Account: 126 Card: 1 of 1

Location: 142 Fulton Lake Road

Neighborhood 5 Fulton Lake East

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

**Sale Data**  
 Sale Date 06/24/2016  
 Sale Price 75,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 8 8

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frt-DEV	500.00	100,000	80%	Topoqraphy	80,000
005 X 220	\$/FF -Lake Frt-DEV	500.00	2,500	70%	Excess Frt	1,750
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.04						Land Total 87,750

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	770 Sqft	Grade C 105	Base	78,238
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-9,192
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,860
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	2006	Typical	Typical	Above Average	Typical	67,186
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		81%	100%	100%
<b>Value(Rcnld)</b>						54,421

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2006	176	C 105	1,000	Avq.	94%	100%	100%	940
Wood Deck	2006	52	C 105	402	Avq.	94%	100%	100%	378
Canopy	2020	120	B 100	2,118	Avq.	95%	100%	100%	2,012
<b>Outbuilding Total</b>									<b>3,330</b>

**Acpt Land** 87,800 **Accepted Bldg** 57,800 **Total** 145,600

Northfield  
 Name: KLIMOV, DMITRI K  
 KLIMOVA, OKSANA V

**Valuation Report**

02/14/2025

Page 461

Account: 124 Card: 1 of 1

Map/Lot:  
 Location:

011-029  
 148 Fulton Lake Road

Neighborhood 5 Fulton Lake East

Zoning/Use Shoreland - Residential  
 Topography Level  
 Utilities Septic SystemLake Water  
 Street Gravel

Sale Data	
Sale Date	09/27/2016
Sale Price	40,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 8 8  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
195 X 220	\$/FF -Lake Frt-DEV	500.00	97,500	100%		97,500
0.17	Acres-Rear Land 1-50	500.00	85	100%		85
1.00	Site -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 1.15			Land Total			100,585

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Camper Trailer	1990	8X33	B 100	8,513	Avq+	53%	100%	100%	4,469
Wood Deck	2000	300	B 100	1,858	Avq+	92%	100%	100%	1,709
Canopy	2000	833	B 100	6,370	Avq+	92%	100%	100%	5,860
						Outbuilding Total			12,038

<b>Acpt Land</b>	100,600	<b>Accepted Bldg</b>	12,000	<b>Total</b>	112,600
------------------	---------	----------------------	--------	--------------	---------

Northfield  
 Name: KLIMOV, DMITRI  
 KLIMOVA, OKSANA

**Valuation Report**

02/14/2025

Page 462

Account: 399 Card: 1 of 1

Map/Lot: 011-030  
 Location: 164 Fulton Lake Road

Neighborhood 5 Fulton Lake East

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

Sale Data	
Sale Date	05/05/2016
Sale Price	137,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 8 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
200 X 220	\$/FF -Lake Frt-DEV	500.00	100,000	100%		100,000	
005 X 220	\$/FF -Lake Frt-DEV	500.00	2,500	0.7%	Excess Frt	18	
0.22	Acres-Rear Land 1-50	500.00	110	100%		110	
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 1.26						Land Total	106,128

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	925 Sqft	Grade B 100	Base	141,445
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	-12,039
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-3,895
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	2005	Modern	Modern	Above Average	Typical	125,511
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None		None		81%	100%	101,664

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	Percent Good			Value Rcnld		
				RCN	Cond	Phy		Func	Econ
Wood Deck	2005	256	B 100	1,612	Avg+	81%	100%	100%	1,306
Frame Shed	2005	96	B 100	1,847	Avg+	81%	100%	100%	1,496
						<b>Outbuilding Total</b>	<b>2,802</b>		

<b>Acpt Land</b>	106,100	<b>Accepted Bldg</b>	104,500	<b>Total</b>	210,600
------------------	---------	----------------------	---------	--------------	---------

Northfield  
 Name: GOSSELIN, LUKE A  
 GOSSELIN, ANN M

**Valuation Report**

02/14/2025

Page 463

Account: 7 Card: 1 of 1

Map/Lot: 011-031  
 Location: 166 Fulton Lake Drive

Neighborhood 5 Fulton Lake East

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

**Sale Data**  
 Sale Date 04/09/2008  
 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 8 1  
 1ST 0 2ND 0  
 Exemption(s) 1 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
075 X 220	\$/FF -Lake Frt-DEV	500.00	37,500	100%		37,500
0.72	Acres-Rear Land 1-50	500.00	360	100%		360
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.10					Land Total	43,860

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,230 Sqft	Grade B 100	Base	145,212
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	-8,263
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2002	0	Modern	Modern	Above Average	Typical	136,949	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		93%	100%	100%	127,363

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2002	784	B 100	24,746	Avq+	93%	100%	100%	23,014
Unfinished Attic	2002	784	B 100	3,053	Avq+	93%	100%	100%	2,839
<b>Outbuilding Total</b>									<b>25,853</b>

**Acpt Land** 43,900 **Accepted Bldg** 153,200 **Total** 197,100

Northfield  
 Name: Andrews, James Jr

**Valuation Report**

02/14/2025

Page 464

Map/Lot:

011-032

Account: 8 Card: 1 of 1

Location:

168 Fulton Lake Drive

Neighborhood 5 Fulton Lake East

Zoning/Use Shoreland - Residential  
 Topography Steep  
 Utilities  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 8 8  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
129 X 220	\$/FF -Lake Frt-DEV	500.00	64,500	100%		64,500
0.63	Acres-Rear Land 1-50	500.00	315	100%		315
Total Acres 1.28					Land Total	64,815

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value
Camper Trailer	0									3,500
----- S O U N D V A L U E -----										3,500
<b>Outbuilding Total</b>										<b>3,500</b>
<b>Acpt Land</b>		64,800	<b>Accepted Bldg</b>		3,500	<b>Total</b>				68,300



Northfield  
 Name: JOHNSON, LEON  
 JOHNSON, SCOTT

**Valuation Report**

02/14/2025

Page 465

Map/Lot: 011-033

Account: 146 Card: 1 of 1

Location: 170 Fulton Lake Drive

Neighborhood 5 Fulton Lake East

Zoning/Use Shoreland - Residential  
 Topography Level  
 Utilities Dug WellSeptic System  
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 8 8

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
103 X 220	\$/FF -Lake Frt-DEV	500.00	51,500	100%		51,500
0.48	Acres-Rear Land 1-50	500.00	240	100%		240
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00						Land Total 57,740

**Dwelling Description**

**Replacement Cost New**

Seasonal Camp	One Story	432 Sqft	Grade SC100	Base	27,591
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	-2,456
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-984
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,898
Insulation	Minimal	SFLA	432	Insulation	-197
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	2007	Typical	Typical	Below Average	Typical	25,852
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		59%	100%	100%
						<b>Value(Rcnld)</b>
						15,253

**Acpt Land**

57,700

**Accepted Bldg**

15,300 **Total**

73,000

**Valuation Report**

Neighborhood 5 Fulton Lake East

Zoning/Use Shoreland - Residential  
Topography Level  
Utilities  
Street Gravel

Sale Data	
Sale Date	05/20/2024
Sale Price	74,999
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1  
Reference 2 CONDITION  
Tran/Land/Bldg 7 8 8  
1ST 0 2ND 0  
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 220	\$/FF -Lake Frt-DEV	500.00	50,000	100%		50,000
0.49	Acres-Rear Land 1-50	500.00	245	100%		245
Total Acres 1.00			Land Total			50,245

Dwelling Description				Replacement Cost New	
Log Home	One Story	540 Sqft	Grade SC100	Base	34,488
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	-2,087
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,230
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,423
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	540	Insulation	-410
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Obsolete	Obsolete	Poor	Poor	29,338
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		18%	81%	100%
						<b>Value(Rcnd)</b>
						4,277

<b>Acpt Land</b>	50,200	<b>Accepted Bldg</b>	4,300	<b>Total</b>	54,500
------------------	--------	----------------------	-------	--------------	--------

Northfield  
 Name: JOHNSON, SCOTT D

**Valuation Report**

02/14/2025

Page 467

Map/Lot:

011-034-A

Account: 163 Card: 1 of 1

Location:

TWO LAKES DR

Neighborhood 5 Fulton Lake East

Zoning/Use Shoreland - Residential  
 Topography Level  
 Utilities  
 Street Gravel

<b>Sale Data</b>	
Sale Date	10/20/2017
Sale Price	53,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 6 8 8

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
165 X 220	\$/FF -Lake Frt-DEV	500.00	82,500	100%		82,500
0.77	Acres-Rear Land 1-50	500.00	385	100%		385
Total Acres 1.60					Land Total	82,885

<b>Accpt Land</b>	82,900	<b>Accepted Bldg</b>	0	<b>Total</b>	82,900
-------------------	--------	----------------------	---	--------------	--------

Northfield  
 Name: MORGAN, GREGORY C  
 MORGAN, JULIE A

**Valuation Report**

02/14/2025

Page 468

Account: 286 Card: 1 of 1

Map/Lot: 011-035  
 Location: 20 Gennys End Road

Neighborhood 5 Fulton Lake East

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

**Sale Data**  
 Sale Date 01/10/2017  
 Sale Price 150,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 8 1  
 1ST 0 2ND 0  
 Exemption(s) 1 2 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
198 X 220	\$/FF -Lake Frt-DEV	500.00	99,000	100%		99,000
0.04	Acres-Rear Land 1-50	500.00	20	100%		20
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.04						Land Total 105,020

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,170 Sqft	Grade B 110	Base	151,941
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,751
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	110% Hot Water BB	Cooling	0% None	Heat	1,038
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,894
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
2005	0	Modern	Modern	Above Average	Typical	147,122
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None						138,295

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2005	990	B 110	34,170	Avq+	94%	100%	100%	32,120
Wood Deck	2005	160	B 110	1,180	Avq+	94%	100%	100%	1,109
One Story Frame	2005	160	B 110	5,214	Avq+	94%	100%	100%	4,901
Frame Shed	2005	80	E 110	754	Avq-	88%	100%	100%	664
Frame Garage	2014	840	B 110	29,110	Avq+	94%	100%	100%	27,363
Outbuilding Total									66,157

**Acpt Land** 105,000 **Accepted Bldg** 204,500 **Total** 309,500

Neighborhood 5 Fulton Lake East

Zoning/Use Shoreland - Residential  
Topography Level  
Utilities Lake WaterSeptic System  
Street Gravel

Reference 1  
Reference 2  
Tran/Land/Bldg 0 8 8  
1ST 0 2ND 0  
Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frt-DEV	500.00	100,000	100%		100,000
0.08	Acres-Rear Land 1-50	500.00	40	100%		40
1.00	Site -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 1.09						Land Total 103,040

**Dwelling Description**

**Replacement Cost New**

Seasonal Camp	One Story	724 Sqft	Grade SC100	Base	46,240
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	-3,398
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,649
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-474
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-550
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Typical	Typical	Above Average	Typical	40,169
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	81%	100%	100%	32,537	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	1970	264	SC100	896	Avq+	81%	100%	100%	726
Outbuilding Total									726

<b>Acpt Land</b>	103,000	<b>Accepted Bldg</b>	33,300	<b>Total</b>	136,300
------------------	---------	----------------------	--------	--------------	---------

Northfield  
 Name: O'Neal, Diana F  
 O'Neal, Tammy J

**Valuation Report**

02/14/2025

Page 470

Map/Lot: 011-037

Account: 275 Card: 1 of 1

Location: 30 Gennys End Road

Neighborhood 5 Fulton Lake East

Zoning/Use Shoreland - Residential  
 Topography Level  
 Utilities Lake WaterSeptic System  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 8 8  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
200 X 220	\$/FF -Lake Frt-DEV	500.00	100,000	100%		100,000	
004 X 220	\$/FF -Lake Frt-DEV	500.00	2,000	0.7%	Excess Frt	14	
1.00	Site -Lot Improvements	3,000.00	3,000	100%		3,000	
Total Acres 1.03						Land Total	103,014

**Dwelling Description**

**Replacement Cost New**

Log Home	One Story	497 Sqft	Grade D 100	Base	39,437
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	-3,312
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,406
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	3,175
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-281
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Typical	Typical	Average	Typical	37,613
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		69%	100%	25,953

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1960	96	D 100	1,241	Ava.	69%	100%	100%	856
Wood Deck	1960	300	D 100	1,249	Ava.	69%	100%	100%	862
Outbuilding Total									1,718

**Acpt Land** 103,000 **Accepted Bldg** 27,700 **Total** 130,700

Neighborhood 5 Fulton Lake East

Zoning/Use Shoreland - Residential  
Topography Level  
Utilities Lake WaterSeptic System  
Street Gravel

Reference 1  
Reference 2  
Tran/Land/Bldg 0 8 8  
1ST 0 2ND 0  
Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
200 X 230	\$/FF -Lake Frt-DEV	500.00	102,248	100%		102,247	
001 X 230	\$/FF -Lake Frt-DEV	500.00	511	70%	Excess Frt	358	
1.00	Site -Lot Improvements	3,000.00	3,000	100%		3,000	
Total Acres 1.07						Land Total	105,605

**Dwelling Description**

**Replacement Cost New**

Seasonal Camp	One Story	500 Sqft	Grade SC100	Base	31,934
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	-2,675
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,138
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	-379
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1970	0	Typical	Typical	Above Average	Typical	27,742	
<b>Functional Obsolescence</b>			<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None			None	81%	100%	100%	22,471

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Shed	2005			---	SOUND	---	---	---	---	700
Wood Deck	1970	232	SC100	799	Avg+	81%	100%	100%		647
Outbuilding Total										1,347

**Acpt Land** 105,600 **Accepted Bldg** 23,800 **Total** 129,400

Neighborhood 5 Fulton Lake East

Zoning/Use Shoreland - Residential  
Topography Level  
Utilities Lake WaterNone  
Street Gravel

**Sale Data**  
Sale Date 11/04/2015  
Sale Price 49,999  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Other Non Valid

Reference 1  
Reference 2  
Tran/Land/Bldg 0 8 8  
1ST 0 2ND 0  
Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frt-DEV	500.00	100,000	100%		100,000
0.21	Acres-Rear Land 1-50	500.00	105	100%		105
0.00	Site -Lot Improvements	3,000.00	3,000	100%		0
Total Acres 1.22						Land Total 100,105

**Dwelling Description**

**Replacement Cost New**

Seasonal Camp	One Story	832 Sqft	Grade SC100	Base	53,138
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	-3,746
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,894
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	-631
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1960	0	Typical	Typical	Below Average	Typical	46,867			
<b>Functional Obsolescence</b>			<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None			None	51%	100%	100%	23,902		
<b>Outbuildings/Additions/Improvements</b>						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1960	264	SC100	896	Avq-	51%	100%	100%	457
Outbuilding Total									457
<b>Acpt Land</b>		100,100	<b>Accepted Bldg</b>		24,400	<b>Total</b>		124,500	



Neighborhood 5 Fulton Lake East

Zoning/Use None  
Topography Level  
Utilities Lake WaterSeptic System  
Street Gravel

**Sale Data**  
Sale Date 12/03/2018  
Sale Price 122,600  
Sale Type Land Only  
Financing Unknown  
Verified Public Record  
Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 8 8

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frt-DEV	500.00	100,000	100%		100,000
004 X 220	\$/FF -Lake Frt-DEV	500.00	2,000	100%		2,000
0.27	Acres-Rear Land 1-50	500.00	135	100%		135
1.00	Site -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 1.30						Land Total 105,135

**Dwelling Description**

**Replacement Cost New**

Seasonal Camp	One Story	594 Sqft	Grade SC100	Base	37,937
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	-2,979
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,353
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	-451
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Typical	Typical	Below Average	Typical	33,154
<b>Functional Obsolescence</b>				<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		51%	100%	100%
						<b>Value(Rcnld)</b>
						16,909

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1960	168	SC100	605	Avq-	51%	100%	100%	309
Wood Deck	1960	224	SC100	775	Avq-	51%	100%	100%	395
Outbuilding Total									704

**Acpt Land** 105,100 **Accepted Bldg** 17,600 **Total** 122,700

Name: BREWER, REBECCA

Page 474

STENGER, JANET DOWLING & LOIS

Map/Lot:

011-041

Account: 386 Card: 1 of 1

Location:

16 Deer Trail

Neighborhood 5 Fulton Lake East

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

Reference 1

Reference 2

Tran/Land/Bldg 0 8 8

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
147 X 220	\$/FF -Lake Frt-DEV	500.00	73,500	100%		73,500
0.26	Acres-Rear Land 1-50	500.00	130	100%		130
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00			Land Total			79,630

**Dwelling Description**

**Replacement Cost New**

Seasonal Camp	One Story	720 Sqft	Grade SC110	Base	50,583
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	-3,724
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,803
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	-601
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Typical	Typical	Good	Typical	44,455
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		87%	100% 100%	38,676

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1975	240	C 100	2,782	Avq.	77%	100%	100%	2,142
Wood Deck	1975	384	SC110	1,387	Good	87%	100%	100%	1,207
Outbuilding Total									3,349

**Acpt Land**

79,600

**Accepted Bldg**

42,000

**Total**

121,600

Northfield  
 Name: CURTIS, ASHLEY M WHITMAN  
 WHITMAN, STEPHANIE M

**Valuation Report**

02/14/2025

Page 475

Account: 270 Card: 1 of 1

Map/Lot:  
 Location:

011-042  
 22 Deer Trail

Neighborhood 5 Fulton Lake East

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

**Sale Data**  
 Sale Date 02/19/2013  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 8 8  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
134 X 220	\$/FF -Lake Frt-DEV	500.00	67,000	70%	Topography	46,900
0.38	Acres-Rear Land 1-50	500.00	190	100%		190
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.06						53,090

**Dwelling Description**

**Replacement Cost New**

Seasonal Camp	One Story	728 Sqft	Grade SC100	Base	46,496
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	-3,411
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,105
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal	SFLA	728	Insulation	-332
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1970	0	Typical	Typical	Average	Typical	41,648	
<b>Functional Obsolescence</b>			<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None			None	74%	100%	100%	30,820

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Garage	1970									0
----- S O U N D V A L U E -----										0
Outbuilding Total										0

**Acpt Land** 53,100 **Accepted Bldg** 30,800 **Total** 83,900

Neighborhood 5 Fulton Lake East

Zoning/Use Shoreland - Residential  
 Topography Level  
 Utilities Lake WaterSeptic System  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 8 8  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
137 X 220	\$/FF -Lake Frt-DEV	500.00	68,500	100%		68,500
0.40	Acres-Rear Land 1-50	500.00	200	100%		200
1.00	Site -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 1.09						71,700

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
Seasonal Camp	One Story	576 Sqft	Grade SC100	Base		36,788
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		-2,921
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Not Heated	Cooling	0% None	Heat		-1,312
Rooms	3					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	None			Insulation		-437
Unfin. Living Area	NONE			Unfinished		0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1970	0	Typical	Typical	Above Average	Typical	32,118	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		81%	100%	100%	26,016

<b>Outbuildings/Additions/Improvements</b>				Percent Good				Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1970			----	S	O	U	N	D
----- S O U N D V A L U E -----									500
Outbuilding Total									500

<b>Acpt Land</b>	71,700	<b>Accepted Bldg</b>	26,500	<b>Total</b>	98,200
------------------	--------	----------------------	--------	--------------	--------

Northfield  
Name: HATT, DANNY R

**Valuation Report**

02/14/2025

Page 477

Map/Lot: 011-044

Account: 122 Card: 1 of 1

Location: 26 Deer Trail

Neighborhood 5 Fulton Lake East

Zoning/Use Shoreland - Residential  
Topography Level  
Utilities Lake WaterSeptic System  
Street Gravel

**Sale Data**  
Sale Date 07/27/2017  
Sale Price 0  
Sale Type Land Only  
Financing Unknown  
Verified Public Record  
Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 8 8

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
130 X 220	\$/FF -Lake Frt-DEV	500.00	65,000	100%		65,000
0.37	Acres-Rear Land 1-50	500.00	185	100%		185
1.00	Site -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 1.03						Land Total 68,185

**Dwelling Description**

**Replacement Cost New**

Seasonal Camp	One Story	494 Sqft	Grade SC100	Base	31,551
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	-2,656
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,125
Rooms	2				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-474
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-375
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1970	0	Typical	Typical	Average	Typical	26,921			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		74%	100% 100%	19,922			
<b>Outbuildings/Additions/Improvements</b>						<b>Value Rcnld</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	1970	128	SC100	483	Avq.	74%	100%	100%	357
Frame Shed	1970	70	SC100	848	Avq.	74%	100%	100%	628
Outbuilding Total									985

**Acpt Land** 68,200 **Accepted Bldg** 20,900 **Total** 89,100

Northfield  
 Name: Hatt, Sanford  
 Hatt, Kimberlyann

**Valuation Report**

02/14/2025  
 Page 478  
 011-045  
 29 Deer Trail

Account: 125 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 5 Fulton Lake East

Zoning/Use Shoreland - Residential  
 Topography Level  
 Utilities  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 8 8  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
152 X 220	\$/FF -Lake Frt-DEV	500.00	76,000	100%		76,000
0.25	Acres-Rear Land 1-50	500.00	125	100%		125
0.00	Site -Lot Improvements	3,000.00	3,000	100%		0
Total Acres 1.02						Land Total 76,125

**Dwelling Description**

**Replacement Cost New**

Seasonal Camp	One Story	720 Sqft	Grade SC100	Base	45,985
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	-3,385
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,639
Rooms	1				
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	720	Insulation	-546
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1980	0	None	None	Fair	Typical	40,415	
<b>Functional Obsolescence</b>			<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
None			None	53%	81%	100%	17,350

**Acpt Land** 76,100 **Accepted Bldg** 17,400 **Total** 93,500

Neighborhood 5 Fulton Lake East

Zoning/Use None  
Topography Level  
Utilities Lake WaterSeptic System  
Street Gravel

**Sale Data**  
Sale Date 05/27/2022  
Sale Price 93,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 8 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
0.70	Acres-Rear Land 1-50	500.00	350	100%		350
1.00	Site -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 1.70			Land Total			23,350

Dwelling Description				Replacement Cost New		
Conventional	One Story	720 Sqft	Grade D 100	Base		57,132
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-4,206
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-1,358
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	0	Half Baths	1	Plumbing		-589
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal	SFLA	720	Insulation		-407
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1995	0	Typical	Typical	Average	Typical	50,572	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		88%	100%	100%	44,503
<b>Acpt Land</b>		23,400	<b>Accepted Bldg</b>		44,500	<b>Total</b>	67,900

Northfield  
 Name: KUHNS, DONALD LEWIS

**Valuation Report**

02/14/2025

Page 480

Map/Lot: 011-047

Account: 484 Card: 1 of 1

Location: 165 COTTAGE RD

Neighborhood 5 Fulton Lake East

Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities  
 Street Gravel

**Sale Data**  
 Sale Date 04/07/2010  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1  
 Reference 2 CAMP UNDER CONST - EST  
 Tran/Land/Bldg 8 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 220	\$/FF -Lake Frontage	300.00	30,000	100%		30,000
11.79	Acres-Rear Land 1-50	500.00	5,895	100%		5,895
Total Acres 12.30					Land Total	35,895

Dwelling Description				Replacement Cost New		
Exterior	One Story	0 Sqft	Grade D 100	Base		0
Dwelling Units	Wood Siding	Masonry Trim	None	Trim		0
	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	None	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100%	Cooling	0% None	Heat		0
Rooms	0					
Bedrooms	0	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal	SFLA	0	Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
0	0	Typical	Typical	Average	Typical	50,572
<b>Functional Obsolescence</b>	<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
None	None		%	100%	100%	0
<b>Acpt Land</b>	35,900		<b>Bldg Override</b>	85,000	<b>Total</b>	120,900



Northfield

**Valuation Report**

02/14/2025

Name: GETCHELL, AMY

Page 481

GETCHELL, JAMES

Map/Lot:

011-048

Account: 485 Card: 1 of 1

Location:

FULTON LAKE

Neighborhood 5 Fulton Lake East

Zoning/Use Shoreland - Residential  
Topography Rolling  
Utilities  
Street Gravel

Sale Data	
Sale Date	01/08/2021
Sale Price	8,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baslot (Fract)	10,000.00	10,000	100%		10,000
7.00	Acres-Rear Land 1-50	500.00	3,500	100%		3,500
Total Acres 8.00					Land Total	13,500

<b>Acpt Land</b>	13,500	<b>Accepted Bldg</b>	0	<b>Total</b>	13,500
------------------	--------	----------------------	---	--------------	--------

Neighborhood 7 Bog Lake West

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

**Sale Data**  
Sale Date 01/25/2022  
Sale Price 400,000  
Sale Type Land Only  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 8 1

1ST 0 2ND 0

Exemption(s) 1 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
150 X 220	\$/FF -Lake Frt-DEV	500.00	75,000	100%		75,000
0.04	Acres-Rear Land 1-50	500.00	20	100%		20
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.80						Land Total 81,020

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	814 Sqft	Grade B 100	Base	130,695
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	320 Sqft, Grade B	Basement Gar	None	Fin Bsmt	3,951
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,754
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,508
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1977	0	Modern	Modern	Above Average	Typical	139,908	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		84%	100%	100%	117,523

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2000	220	B 100	4,214	Avq+	84%	100%	100%	3,540
Wood Deck	2000	305	B 100	1,887	Avq+	84%	100%	100%	1,585
Frame Garage	1985	648	C 100	16,865	Avq.	83%	100%	100%	13,998
Frame Garage	2005	480	B 100	15,423	Avq.	94%	100%	100%	14,498
Outbuilding Total									33,621

**Acpt Land**

81,000

**Accepted Bldg**

151,100 **Total**

232,100

Northfield  
 Name: ROBERTS, JAMIE L  
 ROBERTS, SHELLY E

**Valuation Report**

02/14/2025

Page 483

Account: 68 Card: 1 of 1

Map/Lot: 011A-002  
 Location: 21 Pine Grove Circle

Neighborhood 7 Bog Lake West

Sale Data	
Sale Date	11/01/2018
Sale Price	151,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Shoreland - Residential  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Right-Of-Way

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 8 1  
 1ST 0 2ND 0  
 Exemption(s) 1 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
115 X 227	\$/FF -Lake Frt-DEV	500.00	58,408	100%		58,408
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.60			Land Total			64,408

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	960 Sqft	Grade C 100	Base	92,898
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	-6,302
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	7,579
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	Modern	Modern	Good	Typical	94,175
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		75%	100% 100%	70,631

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1920	120	C 100	2,278	Good	75%	100%	100%	1,708
Frame Shed	1950	168	D 100	1,762	Fair	26%	100%	100%	458
Frame Shed	1950	240	D 100	2,282	Avq.	63%	100%	100%	1,438
One Story Frame	2022	256	C 100	6,218	Avq.	95%	100%	100%	5,907
Wood Deck	2022	308	C 100	1,561	Avq.	95%	100%	100%	1,483
Outbuilding Total									10,994

<b>Acpt Land</b>	64,400	<b>Accepted Bldg</b>	81,600	<b>Total</b>	146,000
------------------	--------	----------------------	--------	--------------	---------

Northfield  
 Name: DODGE, ROBERT E  
 DODGE, CAROL F

**Valuation Report**

02/14/2025

Page 484

Account: 179 Card: 1 of 1

Map/Lot: 011A-003  
 Location: 25 Pine Grove Circle

Neighborhood 7 Bog Lake West

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

**Sale Data**  
 Sale Date 06/25/2018  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 8 8

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frt-DEV	500.00	100,000	100%		100,000
1.82	Acres-Rear Land 1-50	500.00	910	100%		910
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.83			Land Total			106,910

**Dwelling Description**

**Replacement Cost New**

Seasonal Camp	One Story	775 Sqft	Grade SC100	Base	49,497
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	-3,563
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,176
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	-588
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1918	0	Typical	Typical	Above Average	Typical	44,170
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	28,711	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1950	360	D 100	3,149	Avq-	43%	100%	100%	1,354
Frame Shed	1950	80	D 100	1,126	Avq-	43%	100%	100%	484
Outbuilding Total									1,838

**Acpt Land** 106,900 **Accepted Bldg** 30,500 **Total** 137,400

Northfield  
 Name: MANSHIP, THOMAS J  
 MANSHIP, SANDRA

**Valuation Report**

02/14/2025

Page 485

Account: 178 Card: 1 of 1

Map/Lot: 011A-004  
 Location: 25 Fernwood Lane (Business)

Neighborhood 7 Bog Lake West

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

Reference 1

Reference 2

Tran/Land/Bldg 0 8 1

1ST 0 2ND 0

Exemption(s) 1 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frt-DEV	500.00	100,000	100%		100,000
100 X 220	\$/FF -Lake Frt-DEV	500.00	50,000	70%	Excess Frt	35,000
1.31	Acres-Rear Land 1-50	500.00	655	100%		655
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.83						Land Total 141,655

**Dwelling Description**

**Replacement Cost New**

Log Home	One Story	766 Sqft	Grade SC100	Base	48,923
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	-3,534
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,163
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,898
Insulation	Minimal			Insulation	-349
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1903	1995	Typical	Typical	Average	Typical	45,775
Functional	Obsolescence	Economic	Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		50%	100% 100%	22,888

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	Condition		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
Overnight Cabin	1950	396	D 100	5,414	Avq.	63%	100%	100%	3,411
Wood Deck	1950	150	D 100	683	Avq.	63%	100%	100%	430
Frame Shed	2002	526	D 100	4,347	Avq.	92%	100%	100%	3,999
Frame Shed	1990	100	D 100	1,271	Avq.	85%	100%	100%	1,080
Frame Shed	2021	192	B 100	2,878	Avq.	95%	100%	100%	2,734
Outbuilding Total									11,654

**Acpt Land** 141,700 **Accepted Bldg** 34,500 **Total** 176,200

Northfield  
 Name: Sennett, James  
 Sennett, Elizabeth

**Valuation Report**

02/14/2025

Page 486

Account: 250 Card: 1 of 2

Map/Lot: 011A-005  
 Location: 45 Andrews Point Road

Neighborhood 7 Bog Lake West  
 Tree Growth 2006  
 Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved  
 TG PLAN YEAR.... 2016

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 8 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frt-DEV	500.00	100,000	100%		100,000
010 X 220	\$/FF -Lake Frt-DEV	500.00	5,000	70%	Excess Frt	3,500
8.00	Acres-Blueberries	2,000.00	16,000	100%		16,000
2.00	Acres-Softwood TG	136.00	215	100%		215
3.00	Acres-Mixed Wood TG	165.00	391	100%		391
11.00	Acres-Hardwood TG	129.00	1,121	100%		1,121
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 25.06						Land Total 127,227

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	884 Sqft	Grade C 100	Base	116,340
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-5,931
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-3,050
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	-915
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Typical	Typical	Average	Typical	106,444
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnd)</b>
None		None		77%	100% 100%	81,962
<b>Outbuildings/Additions/Improvements</b>						
Description	Year	Units	Grade	RCN	Cond	Value Rcnd
Wood Deck	2000	303	C 100	1,538	Ava.	1,184
Frame Shed	1980	192	C 100	2,360	Ava.	1,888
Class S Material	2013	5000	B 100	156,926	Ava.	149,080
Outbuilding Total						152,152

**Acpt Land** 127,200 **Accepted Bldg** 234,100 **Total** 361,300

Northfield

**Valuation Report**

02/14/2025

Name: Sennett, James

Page 487

Sennett, Elizabeth

Map/Lot:

011A-005

Account: 250 Card: 2 of 2

Location: 45 Andrews Point Road

Neighborhood 7 Bog Lake West  
 Tree Growth 2006  
 Zoning/Use Shoreland - Residential  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved  
 TG PLAN YEAR.... 2016

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.94	Acres-Baselot	10,000.00	9,400	100%		9,400
0.50	50' R-Gravel Road - 50'	2,500.00	1,250	100%		1,250
0.50	Acres-Rear Land 1-50	500.00	250	100%		250
Total Acres 1.94			Land Total			10,900

<b>Acpt Land</b>	10,900	<b>Accepted Bldg</b>	0	<b>Total</b>	10,900
------------------	--------	----------------------	---	--------------	--------

Northfield  
Name: Sennett, James  
Sennett, Elizabeth  
Account: 250

**Valuation Report**

02/14/2025  
Page 488  
Map/Lot: 011A-005  
Location: 45 Andrews Point Road

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	127,200	234,100	361,300	127,200	234,100	361,300
2	10,900	0	10,900	10,900	0	10,900
<b>TOTAL</b>	138,100	234,100	372,200	138,100	234,100	372,200



Northfield  
 Name: DINSMORE, MARK T  
 SWEETNAM, CHERYL D

**Valuation Report**

02/14/2025

Page 489

Account: 66 Card: 1 of 1

Map/Lot: 011A-007  
 Location: 52 Andrews Point Road

Neighborhood 7 Bog Lake West

Zoning/Use Shoreland - Residential  
 Topography Level  
 Utilities Lake WaterSeptic System  
 Street Right-Of-Way

Reference 1

Reference 2

Tran/Land/Bldg 0 8 1

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frt-DEV	500.00	100.000	100%		100.000
190 X 220	\$/FF -Lake Frt-DEV	500.00	95.000	70%	Excess Frt	66.500
1.58	Acres-Rear Land 1-50	500.00	790	100%		790
1.00	Site -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 3.55						Land Total 170,290

**Dwelling Description**

**Replacement Cost New**

Seasonal Camp	One Story	1,140 Sqft	Grade SC100	Base	72,809
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	-4,740
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,596
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,898
Insulation	Minimal			Insulation	-519
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1925	0	Typical	Typical	Above Average	Typical	66,852	
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>	
None		None		Phys. % 65%	Func. % 100%	Econ. % 100%	43,454

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1960	300	SC100	4,809	Avq+	65%	100%	100%	3,126
Encl Frame Porch	1960	390	SC100	3,598	Avq+	65%	100%	100%	2,339
Frame Shed	1960	247	E 100	1,421	Poor	18%	100%	100%	256
Frame Shed	1970	144	D 100	1,588	Avq-	59%	100%	100%	937
Overnight Cabin	1980	300	E 110	2,751	Avq-	68%	100%	100%	1,871
Encl Frame Porch	1980	120	E 110	1,254	Avq-	68%	100%	100%	853
Outbuilding Total									9,382

**Acpt Land** 170,300 **Accepted Bldg** 52,800 **Total** 223,100

**Valuation Report**

Account: 299 Card: 1 of 1

Location: 49 Andrews Point Road

Neighborhood 7 Bog Lake West

Zoning/Use Shoreland - Residential  
Topography Level  
Utilities Dug WellSeptic System  
Street Right-Of-Way

**Sale Data**  
Sale Date 12/04/2012  
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 8 8

1ST 0 2ND 0

Exemption(s) 1 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
132 X 220	\$/FF -Lake Frt-DEV	500.00	66,000	100%		66,000
0.33	Acres-Rear Land 1-50	500.00	165	100%		165
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00						72,165

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	927 Sqft	Grade D 115	Base	84,592
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-5,791
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,011
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	-603
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1980	2000	Modern	Modern	Above Average	Typical	76,187			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		85%	100%	100%			
<b>Outbuildings/Additions/Improvements</b>						<b>Value(Rcnld)</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2000	36	D 115	292	Avq+	85%	100%	100%	248
Wood Deck	2000	27	D 115	253	Avq+	85%	100%	100%	215
Overnight Cabin	1985	120	B 100	2,441	Avq.	83%	100%	100%	2,026
Outbuilding Total									2,489

**Acpt Land** 72,200 **Accepted Bldg** 67,200 **Total** 139,400

Neighborhood 7 Bog Lake West

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

Reference 1  
Reference 2  
Tran/Land/Bldg 0 8 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
132 X 220	\$/FF -Lake Frt-DEV	500.00	66,000	100%		66,000
0.33	Acres-Rear Land 1-50	500.00	165	100%		165
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00						72,165

Land Total

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,008 Sqft	Grade B 100	Base	119,003
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% 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	9,515
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	Modern	Modern	Above Average	Typical	128,518
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	89%	100%	100%	114,381	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Shed	1995	117	C 100	1,699	Avg.	88%	100%	100%	1,495
Wood Deck	2000	234	B 100	1,488	Avg+	89%	100%	100%	1,324
Wood Deck	1990	432	B 100	2,600	Avg+	89%	100%	100%	2,314
Frame Garage	2008	1472	B 100	45,847	Avg+	89%	100%	100%	40,804
Outbuilding Total									45,937

**Acpt Land**

72,200

**Accepted Bldg**

160,300

**Total**

232,500

Neighborhood 7 Bog Lake West

Zoning/Use Shoreland - Residential  
Topography Level  
Utilities Dug WellSeptic System  
Street Gravel

**Sale Data**  
Sale Date 08/30/2019  
Sale Price 145,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 8 1

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frt-DEV	500.00	100,000	100%		100,000
064 X 220	\$/FF -Lake Frt-DEV	500.00	32,000	70%		22,400
0.67	Acres-Rear Land 1-50	500.00	335	100%		335
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.00						Land Total 128,735

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	896 Sqft	Grade D 120	Base	85,318
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	-2,028
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	7,168
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	Modern	Above Average	Typical	90,458	
<b>Functional Obsolescence</b>			<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None			None	85%	100%	100%	76,889

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Wood Deck	1990	403	D 120	1,965	Avq+	85%	100%	100%		1,670
<b>Outbuilding Total</b>										<b>1,670</b>

**Acpt Land** 128,700 **Accepted Bldg** 78,600 **Total** 207,300

**Valuation Report**

Neighborhood 7 Bog Lake West

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

**Sale Data**  
Sale Date 04/24/2015  
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 8 1  
1ST 0 2ND 0  
Exemption(s) 1 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Lake Frt-DEV	500.00	100,000	100%		100,000
064 X 220	\$/FF -Lake Frt-DEV	500.00	32,000	100%		32,000
0.67	Acres-Rear Land 1-50	500.00	335	100%		335
3.00	Site -Lot Improvements	3,000.00	9,000	100%		9,000
Total Acres 2.00						Land Total 141,335

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	672 Sqft	Grade B 100	Base	79,335
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-1,127
Fin. Basement Area	280 Sqft, Grade C	Basement Gar	None	Fin Bsmt	2,834
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
1999	0	Modern	Modern	Above Average	Typical	81,042
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None		None		92%	100%	74,559

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2S Frame Garage	2004	672	C 100	24,222	Avg.	93%	100%	100%	22,526
Finished Attic	2004	672	C 100	10,198	Avg.	93%	100%	100%	9,484
Wood Deck	1995	300	B 100	1,858	Avg+	92%	100%	100%	1,709
Outbuilding Total									33,719

**Acpt Land** 141,300 **Accepted Bldg** 108,300 **Total** 249,600

Name: BELLEFONTAINE, ERIC N & JULIA D (L/E)

Page 494

BELLEFONTAINE II, ERIC N & SNOW, DANNA

Map/Lot:

011A-011

Account: 19

Card: 1 of 1

Location:

99 Tobeyes Island Road

Neighborhood 7 Bog Lake West

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

Reference 1 1937 Subdivision lots 7 & 8

Reference 2

Tran/Land/Bldg 0 8 1

1ST 0 2ND 0

Exemption(s) Land Schedule 1

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 200 X 220, 114 X 220, 0.67, 2.00, 0.17, and Total Acres 2.43.

Land Total 146,320

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Dwelling Description, Dwelling Description, Dwelling Description, Replacement Cost New, Replacement Cost New. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1978, 0 Modern, Modern, Average, Typical, 119,131.

Table with 7 columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 79%, 100%, 100%, 94,113.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Frame Shed, 2004, 144, C 100, 1,937, Avq., 93%, 100%, 100%, 1,801.

Acpt Land 146,300 Accepted Bldg 95,900 Total 242,200

Northfield  
 Name: CARDOZA, DANIEL J  
 CARDOZA, NANCY V

**Valuation Report**

02/14/2025

Page 495

Account: 56 Card: 1 of 1

Map/Lot: 011A-012  
 Location: 2347 Northfield Road

Neighborhood 1 Route 192

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1  
 Reference 2 KITCHEN ADDITION PERMIT -2015  
 Tran/Land/Bldg 7 1 1  
 1ST 0 2ND 0  
 Exemption(s) 1 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
4.00	Acres-Rear Land 1-50	500.00	2,000	100%		2,000
2.00	Site -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.00						Land Total 28,000

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	912 Sqft	Grade C 110	Base		132,027
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		433
Rooms	7					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		1,581
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	2002	Typical	Typical	Good	Typical	134,041				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	75%	100%	100%	100,531					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Barn	2002	1440	B 100	23,317	Avq.	92%	100%	100%	21,452	
One Story Frame	2002	112	C 110	2,992	Good	75%	100%	100%	2,244	
One Story Frame	2002	294	C 110	7,854	Good	75%	100%	100%	5,890	
Frame Garage	2002	648	B 100	20,575	Avq+	93%	100%	100%	19,135	
Storage Trailer	2000	1	E 100	862	Avq.	91%	100%	100%	784	
Outbuilding Total									49,505	
<b>Acpt Land</b>		28,000		<b>Accepted Bldg</b>		150,000		<b>Total</b>		178,000

Northfield  
 Name: Hooper, Douglas L  
 Hooper, Janice E

**Valuation Report**

02/14/2025

Page 496

Map/Lot: 011A-013

Account: 6 Card: 1 of 1

Location: 2297 Northfield Road

Neighborhood 1 Route 192

Zoning/Use None  
 Topography Level  
 Utilities  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 8  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000	
1.00	Acres-Rear Land 1-50	500.00	500	100%		500	
0.00	Site -Lot Improvements	3,000.00	6,000	100%		0	
Total Acres 2.00						Land Total	20,500

**Dwelling Description**

**Replacement Cost New**

Seasonal Camp	One Story	405 Sqft	Grade SC100	Base	25,866
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	-2,369
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-922
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,423
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-307
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Old Type	None	Fair	Typical	20,845
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	26%	90%	100%	4,878	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
Camper Trailer	1950						500	500
----- S O U N D V A L U E -----								500
Outbuilding Total								500

**Acpt Land** 20,500 **Accepted Bldg** 5,400 **Total** 25,900