

**ADDENDUM B**  
**IDENTIFICATION/DESCRIPTION**  
**OF THE SUBJECT PROPERTIES**

IDENTIFICATION OF THE SUBJECT PROPERTIES									
NO	DISTRICT	AREA	MAP	PARCEL	LEASE HOLDER	NO.	STREET	LAND AREA	LIVING AREA
1	North	North	24	1	Hartley	11	Conomo Lane	5,250	1,144
2	North	North	24	2	Lane, Marjorie	9	Conomo Lane	3,600	
3	North	North	24	3	Collins	31	Middle Road	4,000	998
4	North	North	24	4	Jones	29	Middle Road	6,000	1,984
5	North	North	24	5	Lane, Marjorie	179	Conomo Point Road	8,780	1,779
6	North	North	24	6	Lane, Marjorie		(Combined with Map 24, Lot 5)	4,000	
7	North	North	24	7	Mears	175	Conomo Point Road	7,000	1,152
8	North	North	24	8	Mears	173	Conomo Point Road	9,000	
9	North	North	24	9	Earl	171	Conomo Point Road	15,083	897
10	North	North	24	10	Coakley	169	Conomo Point Road	7,520	748
11	North	North	24	11	Murphy	167	Conomo Point Road	7,520	1,088
12	North	North	24	12	Walker/Mclatchy	165	Conomo Point Road	7,520	
13	North	North	24	13	Ridge/Lane	163	Conomo Point Road	7,550	
14	North	North	24	14	Collins	161	Conomo Point Road	6,400	
15	North	North	24	15B	Wendell, Dorothea	159	Conomo Point Road	6,363	
16	North	North	24	15A	Leroyer, Jean	159	Conomo Point Road	2,727	
17	North	North	24	16	Emerson JH Co.	155	Conomo Point Road	4,800	
18	North	North	24	17	Estate Judith Foley	153	Conomo Point Road	4,900	2,208
19	North	North	24	18	Richardson	154	Conomo Point Road	8,800	1,314
20	North	North	24	18A	Wendell, Dorothea		(Combined with Map 24, Lot 19)	2,800	
21	North	North	24	19	Wendell, Dorothea	1	Middle Road	6,000	1,621
22	North	North	24	20	Wendell, Dorothea	162	Conomo Point Road	5,250	
23	North	North	24	21	Walker/Mclatchy	166	Conomo Point Road	3,500	1,204
24	North	North	24	22	Goldsberry, John	168	Conomo Point Road	3,750	
25	North	North	24	23	Goldsberry, John	170	Conomo Point Road	4,085	
26	North	North	24	24	Herrmann, Joan Brown	172	Conomo Point Road	10,000	1,830
27	North	North	24	25	Davis, Janet		Conomo Point Road	700	
28	North	North	24	27	Rowe	25	Middle Road	3,600	1,633
29	North	North	24	28	Smith, Clinton	23	Middle Road	3,185	1,110
30	North	North	24	29	Holleran	21	Middle Road	8,650	1,465
31	North	North	24	30	MacGrath	19	Middle Road	4,080	950
32	North	North	24	31	Lemcke	17	Middle Road	4,400	1,510
33	North	North	24	32	Cuthbertson	15	Middle Road	4,400	1,274
34	North	North	24	33	Goldsberry, John	11	Middle Road	4,400	1,217
35	North	North	24	34	Lane, James	9	Middle Road	4,400	1,166
36	North	North	24	35	Lane, James	144	Conomo Point Road	9,900	2,873
37	North	North	24	36	Crossen	142	Conomo Point Road	6,195	1,144
38	North	North	24	37	Foley, Judith	138	Conomo Point Road	5,270	2,285
39	North	North	24	38	Cushing	136	Conomo Point Road	3,920	1,959
40	North	North	24	39	Healy	134	Conomo Point Road	3,760	1,326
41	North	North	24	41	Wendell, David	130	Conomo Point Road	6,000	3,898

	DISTRICT	AREA	MAP	PARCEL	LEASE HOLDER	NO.	STREET	LAND AREA	LIVING AREA
42	North	North	24	42	Hatfield/Hardy	126	Conomo Point Road	6,700	2,166
43	North	North	24	43	Davis, Janet	124	Conomo Point Road	5,900	2,283
44	North	North	24	44	Leroyer, Jean	122	Conomo Point Road	4,900	1,613
45	North	North	24	45	Maier, Leah	120	Conomo Point Road	5,200	1,307
46	North	North	19	81	Avery	39	Middle Road	3,250	1,238
47	North	North	19	82	Davis, Janet	2	Conomo Lane	5,600	1,340
48	North	North	19	83	Spunt	4	Conomo Lane	8,000	1,190
49	North	North	19	84	Eldridge	8	Conomo Lane	8,400	1,448
50	North	North	19	85	Webber	187	Conomo Point Road	8,050	1,955
51	North	North	19	86	Mazzarino	114	Conomo Point Road	9,000	768
52	North	North	19	88	Marsolais	110	Conomo Point Road	7,850	1,884
53	North	North	19	89	Sisk, Robert		Conomo Point Road	5,850	
54	North	North	19	91	Sisk, Robert	115	Conomo Point Road	6,715	1,940
55	North	North	19	92	Smith, Eleanor	111	Conomo Point Road	4,800	1,240
56	North	North	19	93	True, Kristine Olsen	109	Conomo Point Road	12,500	2,191
57	North	Robbins Island	19	65	Retberg	30	Robbins Island Road	6,000	1,206
58	North	Robbins Island	19	66	Calder, David&Danielle	34	Robbins Island Road	4,950	904
59	North	Robbins Island	19	67	Denton	34A	Robbins Island Road	7,200	917
60	North	Robbins Island	19	68	MacDougall	36	Robbins Island Road	5,500	872
61	North	Robbins Island	19	69	Clark	38	Robbins Island Road	4,048	659
62	North	Robbins Island	19	70	Pratt	40	Robbins Island Road	4,400	1,680
63	North	Robbins Island	19	71	Riggs, Judith R.	42	Robbins Island Road	5,590	1,496
64	North	Robbins Island	19	72	Sachsse	44	Robbins Island Road	4,745	961
65	North	Robbins Island	19	73	Ryan, James	46	Robbins Island Road	6,005	
66	North	Robbins Island	19	74	Ryan, James		(Combined with Map 19, Lot 73)	7,000	1,320
67	North	Robbins Island	19	74a	Sachsse		(Combined with Map 19, Lot 72)	1,000	
68	North	Robbins Island	19	75	Riggs, Judith R.	43	Robbins Island Road	4,515	
69	North	Robbins Island	19	76	King, Roger	41	Robbins Island Road	5,830	786
70	North	Robbins Island	19	77	Romano	29	Robbins Island Road	7,000	1,322
71	North	Robbins Island	19	78	King, Roger	25	Robbins Island Road	9,600	930
72	North	Robbins Island	19	79	Fryou	1	Robbins Island Road	6,000	1,306
73	North	Beach Circle	19	95	Barron	11	Beach Circle	13,950	1,163
74	North	Beach Circle	19	96	Adams, Thayer	9	Beach Circle	6,710	1,317
75	North	Beach Circle	19	97	Hull	105	Conomo Point Road	6,000	1,470
76	North	Beach Circle	19	98	Mauceri	103	Conomo Point Road	8,000	752
77	North	Beach Circle	19	99	Descenza	7	Beach Circle	4,000	1,858
78	North	Beach Circle	19	100	True, John & Kristine	5	Beach Circle	4,160	1,385
79	North	Beach Circle	19	101	Lunt	3	Beach Circle	6,675	1,481
80	North	Beach Circle	19	102	Mayer	101	Conomo Point Road	7,209	1,854
81	South	South	19	11	Mores	34	Cogswell Road	30,000	794
82	South	South	19	12	Johnson, Walter	28	Cogswell Road	24,860	732
83	South	South	19	13	Ryder	24	Cogswell Road	8,750	450
84	South	South	19	14	Cass	22	Cogswell Road	3,000	1,308
85	South	South	19	15	Gammons	2	Sumac Drive	26,337	2,070
86	South	South	19	16	Jones, Anstiss	6	Sumac Drive	20,170	900

NO	DISTRICT	AREA	MAP	PARCEL	LEASE HOLDER	NO.	STREET	LAND AREA	LIVING AREA
87	South	South	19	17	Wainwright	8	Sumac Drive	19,330	1,086
88	South	South	19	20	Emerson JH Co.	7	Sumac Drive	15,000	4,956
89	South	South	19	26	Amirault	82	Conomo Point Road	19,000	1,594
90	South	South	19	27	Touher	31	Cogswell Road	19,000	1,355
91	South	South	19	28	Foley/Lewis	33	Cogswell Road	16,698	960
92	South	South	19	33	Simpson	86	Conomo Point Road	16,516	1,280
93	South	South	19	34	Calder, Jonathan&Cynthia	90	Conomo Point Road	9,500	728
94	South	South	19	35	Tofuri	4	Town Farm Road	7,000	1,150
95	South	South	19	36	Bryer	6	Town Farm Road	7,000	960
96	South	South	19	37	Vaitones	8	Town Farm Road	7,000	720
97	South	South	19	38	Richter	10	Town Farm Road	10,500	896
98	South	South	19	40	Walker, Jesse	12	Town Farm Road	10,300	1,176
99	South	South	19	41	Drew	13	Town Farm Road	8,250	1,337
100	South	South	19	42	Drew		(Combined with Map 19, Lot 41)	5,000	
101	South	South	19	43	Ekdahl		(Combined with Map 19, Lot 44)	5,000	
102	South	South	19	44	Ekdahl	9	Town Farm Road	7,600	832
103	South	South	19	45	Bertocci	3	Town Farm Road	7,000	720
104	South	South	19	46	Herrmann, Joan Brown	92	Conomo Point Road	7,500	1,004
105	South	South	19	47	Kelly, Paul T.	94	Conomo Point Road	7,848	864
106	South	South	19	48	Landry	96	Conomo Point Road	9,810	1,262
107	South	South	19	49	Appeltofft	5	Cogswell Road	7,000	928
108	South	South	19	50	Pingree	7	Cogswell Road	7,000	1,144
109	South	South	19	51	Brenneman	9	Cogswell Road	7,000	1,248
110	South	South	19	52	Lichtenstein	11	Cogswell Road	7,000	529
111	South	South	19	53	Sorti, Hedwig M. Estate	19	Cogswell Road	7,392	544
112	South	South	19	54	Tirrell	20	Cogswell Road	12,875	1,044
113	South	South	19	56	Mayer, Daniel	98	Conomo Point Road	6,600	578
114	South	South	19	57	Dolph	100	Conomo Point Road	9,900	1,902
115	South	South	19	58	Darrow	4	Robbins Island Road	6,930	1,279
116	South	South	19	59	Schuiteman	6	Robbins Island Road	6,650	828
117	South	South	19	60	Liberti	8	Robbins Island Road	5,950	864
118	South	South	19	61	Tardie	10	Robbins Island Road	7,500	690
119	South	South	19	62	Lucey	12	Robbins Island Road	6,600	675
120	South	South	19	63	Carter	14	Robbins Island Road	7,700	720
121	South	South	19	116	Van Hammersveld	89	Conomo Point Road	2,750	816
122	South	South	19	117	Durie	87	Conomo Point Road	4,800	660
123	South	South	19	118	Beck	85	Conomo Point Road	9,500	1,524

## **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 11 Conomo Lane  
**Map/Parcel:** 24/1  
**Inspection:** Exterior and Interior  
**Date Inspected:** 8/8/11  
**Location:** End of Conomo Lane in North Section of Conomo Point  
**Zoning:** Assumed Seasonal Cottage Sub-Dist.–Legal, Pre-Existing, Non-Conforming Lot  
**Access/ Egress:** Fair at End of Dead End Street  
**Land Area/Frontage:** 5,250 Square Feet/Assumed Less than 60 Feet  
**Water Frontage/View:** Fronts Marshland/Marshland and Other Dwellings  
**Shape/Grade/Soil:** Irregular/Slopes Down to Marshland/Mostly Ledge  
**Parking/Landscaping:** Minimal/Minimal  
**Utilities:** Town Water/No Sewer – Failed T5  
**Easements, Encroachments & Other Adverse Conditions:** None Noted  
**Additional Site Comments:** Site Can't Support On-Site Sewer  
**Improvements/Use/Style:** Dwelling/Seasonal Cottage/Cottage  
**Actual Age:** 1920  
**Number of Stories:** 1½ Stories with Two Full Shed Dormers  
**Exterior Extras:** Wrap Around, Open Covered Porch and Deck  
**Quality/Condition:** Average/Average  
**Rooms:** 4 Rooms/2 Bedrooms/1.5 Bathrooms  
**Gross Living Area:** 1,144 Square Feet  
**Basement:** None - Slab  
**Heat/AC:** Gas on Gas Kitchen Range/None  
**Kitchen/Baths:** Semi-Modern  
**Interior Extras:** None Noted  
**Deferred Maintenance:** None Noted – Need for Repairs Reflected in Condition  
**Additional Improvement Comments:** Toilets are Composting Type  
**Assessed Value:** Land \$359,600 - Building \$52,100 - Total \$411,700  
**Highest and Best Use – Existing Improvement and Use**  
**Summary:** Seasonal cottage at end of dead-end street causing difficult egress. Lot is mostly ledge and slopes down to marshland. Parking is limited. Condition is average.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 9 Conomo Lane

**Map/Parcel:** 24/2

**Inspection:** Exterior

**Date Inspected:** 8/8/11

**Location:** Near End of Conomo Lane in North Section of Conomo Point

**Zoning:** Assumed Seasonal Cottage Sub-District – Non-Conforming Lot

**Access/ Egress:** Near End of Dead End Street

**Land Area/Frontage:** 3,600 Square Feet/Assumed Less than 60 Feet

**Water Frontage/View:** None/Marshland and Other Dwellings

**Shape/Grade/Soil:** Irregular/Slopes down from Front to Rear/Mostly Ledge

**Parking/Landscaping:** Minimal/Overgrown

**Utilities:** No Water & No Sewer

**Easements, Encroachments & Other Adverse Conditions:** None Noted

**Additional Site Comments:** None Noted

**Improvements/Use/Style:** Accessory Structures/Garage-Boathouse/Nondescript

**Actual Age:** Older

**Number of Stories:** 1 Story and Loft

**Exterior Extras:** None

**Quality/Condition:** Average/Poor

**Rooms:** Not Applicable

**Gross Living Area:** 392 +/- Square Feet

**Basement:** None

**Heat/AC:** None/None

**Interior Finish:** Unfinished

**Kitchen/Baths:** None

**Interior Extras:** None Noted

**Deferred Maintenance:** None Noted – Need for Repairs Reflected in Condition

**Additional Dwelling Comments:** Dilapidated, Swing Type Doors at Front

**Assessed Value:** Land \$92,900 – Building \$3,100 – Total \$96,000

**Highest and Best Use:** Unbuildable Lot for Surplus/Accessory Use Only

**Summary:** Garage/boathouse in poor condition on overgrown non buildable lot that is mostly ledge and slopes down to rear yard. Utilized in conjunction with 24/5 (179 Conomo Pt. Rd.) that comprise two contiguous parcels under common ownership.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 31 Middle Street  
**Map/Parcel:** 24/3  
**Inspection:** Exterior and Interior  
**Date Inspected:** 8/8/11  
**Location:** End of Middle Street and Conomo Lane in North Section of Conomo Point  
**Zoning:** Assumed Seasonal Cottage Sub-Dist.-Legal, Pre-Existing, Non-Conforming Lot  
**Access/ Egress:** Average  
**Land Area/Frontage:** 4,000 Square Feet/More than 60 Feet  
**Water Frontage/View:** None/Essex Bay and Other Dwellings  
**Shape/Grade/Soil:** Irregular/Level /Some Ledge  
**Parking/Landscaping:** Minimal/Minimal  
**Utilities:** Town Water/Cesspool – Passed T5 in 1998 but Assumed Future Fail  
**Easements, Encroachments & Other Adverse Conditions:** None Noted  
**Additional Site Comments:** None Noted  
**Improvements/Use/Style:** Dwelling/Seasonal Cottage/Cottage  
**Actual Age:** 1880  
**Number of Stories:** 1-3/4 Stories with One Full Shed Dormer  
**Exterior Extras:** Open Covered Screened Porch, Open Covered Porch and Open Deck over a 1-Car Attached Garage  
**Quality/Condition:** Average/Above Average (Average Exterior/Good Interior)  
**Rooms:** 5 Rooms/3 Bedrooms/1 Bathrooms  
**Gross Living Area:** 998 Square Feet  
**Basement:** None  
**Heat/AC:** None/None  
**Interior Finish:** Cottage  
**Kitchen/Baths:** Semi-Modern  
**Interior Extras:** Wood Stove in Living Room  
**Deferred Maintenance:** None Noted  
**Additional Dwelling Comments:** None Noted  
**Assessed Value:** Land \$410,000 – Building \$50,400 – Total \$460,400  
**Highest and Best Use:** Existing Improvement and Use  
**Summary:** Seasonal cottage without much privacy but with water views in above average condition. Owned in common with 161 Conomo Point Road (24/14).



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 29 Middle Street

**Map/Parcel:** 24/4

**Inspection:** Exterior

**Date Inspected:** 8/8/11

**Location:** Intersection of Middle Street and Conomo Point Road in North Section of CP

**Zoning:** Assumed Seasonal Cottage Sub-District – Conforming Lot and Use

**Access/ Egress:** Average

**Land Area/Frontage:** 6,000 Square Feet/More than 60 Feet

**Water Frontage/View:** None/Other Dwellings and Partial View of Essex Bay

**Shape/Grade/Soil:** Irregular/Level /Some Ledge

**Parking/Landscaping:** Minimal/Minimal

**Utilities:** Town Water/Cesspool - Passed T5 in 1998 but Assumed Future Fail

**Easements, Encroachments & Other Adverse Conditions:** None Noted

**Additional Site Comments:** Driveway is from Conomo Lane

**Improvements/Use/Style:** Dwelling/Seasonal Cottage/Cottage

**Actual Age:** 1900

**Number of Stories:** 2 & 1/2 Stories with Two, Full Shed Dormer

**Exterior Extras:** Open Covered Porch, Open Covered Screened, Open Wood Deck & Attached Shed, New Windows, Hot Tub

**Quality/Condition:** Average/Above Average

**Rooms:** 6 Rooms/4 Bedrooms/1 Bathrooms

**Gross Living Area:** 1,984 Square Feet

**Basement:** None

**Heat/AC:** None/None

**Interior Finish:** Unknown – Assumed Cottage

**Kitchen/Baths:** Unknown – Assumed Semi-Modern

**Interior Extras:** Fireplace

**Deferred Maintenance:** None Noted

**Additional Dwelling Comments:** None Noted

**Assessed Value:** Land \$421,300 – Building \$164,900 – Total \$586,200

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Seasonal cottage on inside street with partial water view in above average condition.



## **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 179 Conomo Point Road

**Map/Parcel:** 24/5

**Inspection:** Exterior

**Date Inspected:** 8/8/11

**Location:** Interior Lot on Conomo Point Road in North Section of Conomo Point

**Zoning:** Assumed Seasonal Cottage Sub-District – Conforming Lot and Use

**Access/ Egress:** Average

**Land Area/Frontage:** Assumed 8,780 SF +/- (12,780 SF in Town Records)/More than 60 Feet

**Water Frontage/View:** None/Other Dwellings and Partial View of Essex Bay

**Shape/Grade/Soil:** Irregular/Slopes Down from Center/Mostly Ledge

**Parking/Landscaping:** Minimal/Minimal

**Utilities:** Town Water/Cesspool - Passed T5 in 1998 but Assume Future Fail

**Easements, Encroachments & Other Adverse Conditions:** None Noted

**Additional Site Comments:** Elevated Lot w/ Drive on Conomo Ln

**Improvements/Use/Style:** Dwelling/Seasonal Cottage/Cottage

**Actual Age:** 1920

**Number of Stories:** 2 Stories

**Exterior Extras:** Wrap Around, Open Covered Porch

**Quality/Condition:** Average/Above Average to Good

**Rooms:** 7 + Rooms/5 Bedrooms/1 + Bathrooms

**Gross Living Area:** 1,779 Square Feet

**Basement:** None

**Heat/AC:** Some Electric Baseboards/None

**Interior Finish:** Standard and Cottage

**Kitchen/Baths:** Unknown – Assumed Semi-Modern

**Interior Extras:** Fireplace

**Deferred Maintenance:** Rear Needs Painting and Some Rear Gutters are Rotted

**Additional Dwelling Comments:** None Noted

**Assessed Value:** Land \$373,400 – Building \$211,800 – Total \$585,200

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Seasonal cottage on elevated oversize lot with above average finish and a. average to good condition. It is combined with 24/6. Under common ownership and used in conjunction with 24/2 (9 Conomo Lane) that comprise two contiguous parcels.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** Combined with Map 24, Lot 5 (179 Conomo Pt. Rd.) **Map/Parcel:** 24/6

**Inspection:** Exterior

**Date Inspected:** 8/8/11

**Location:** Interior Lot on Conomo Point Road in North Section of Conomo Point

**Zoning:** Assumed Seasonal Cottage Sub-District – Non-Conforming Lot

**Access/ Egress:** Average

**Land Area/Frontage:** Assumed 4,000 SF +/- (0 SF in Town Records/ Assumed to be Less than 60 Feet

**Water Frontage/View:** None/Other Dwellings and Partial View of Essex Bay

**Shape/Grade/Soil:** Irregular/Slopes Down from Center/Mostly Ledge

**Parking/Landscaping:** Minimal/Minimal

**Utilities:** No Water or Sewer

**Easements, Encroachments & Other Adverse Conditions:** None Noted

**Additional Site Comments:** None Noted

**Improvements/Use/Style:** Not Applicable

**Actual Age:** Not Applicable

**Number of Stories:** Not Applicable

**Exterior Extras:** Not Applicable

**Quality/Condition:** Not Applicable

**Rooms:** Not Applicable

**Gross Living Area:** Not Applicable

**Basement:** Not Applicable

**Heat/AC:** Not Applicable

**Interior Finish:** Not Applicable

**Kitchen/Baths:** Not Applicable

**Interior Extras:** Not Applicable

**Deferred Maintenance:** Not Applicable

**Additional Dwelling Comments:** Not Applicable

**Assessed Value:** None – Included with 179 Conomo (24/5)

**Highest and Best Use:** Unbuildable Lot for Accessory Use Only

**Summary:** Unbuildable surplus/accessory lot. It is under common ownership and used in conjunction with 24/5 (179 Conomo Point Road) and 24/2 (9 Conomo Lane).



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 175 Conomo Point Road

**Map/Parcel:** 24/7

**Inspection:** Exterior

**Date Inspected:** 8/8/11

**Location:** Inside Lot on Conomo Point Road in North Section of Conomo Point

**Zoning:** Assumed Seasonal Cottage Sub-Dist.-Legal, Pre-Existing, Non-Conforming Lot

**Access/ Egress:** Average

**Land Area/Frontage:** 7,000 Square Feet/Unknown but Minimal-Less than 60 Feet

**Water Frontage/View:** Fronts Marshland/Other Dwellings & Marshland

**Shape/Grade/Soil:** Irregular/Level /Some Ledge – Mostly Sandy – 50% Wetland

**Parking/Landscaping:** Minimal/Minimal

**Utilities:** Town Water-Assumed Private Well or Cistern/Septic – Failed T5

**Easements, Encroachments & Other Adverse Conditions:** None Noted

**Additional Site Comments:** None Noted

**Improvements/Use/Style:** Dwelling/Year Round/Cape Cod

**Actual Age:** 1956

**Number of Stories:** 1 & 1/2 Stories with Rear Full Shed Dormer

**Exterior Extras:** Open Wood Deck & Enclosed Porch (300 Square Feet)

**Quality/Condition:** Average/Above Average

**Rooms:** 6 Rooms/3 Bedrooms/1 Bathrooms

**Gross Living Area:** 1,152 Square Feet

**Basement:** None

**Heat/AC:** Some Electric Baseboards/None

**Interior Finish:** Unknown – Assumed Standard

**Kitchen/Baths:** Unknown – Assumed Semi-Modern

**Interior Extras:** Fireplace

**Deferred Maintenance:** None Noted

**Additional Dwelling Comments:** Granted Waiver for Year Round Use

**Assessed Value:** Land \$363,000 – Building \$79,100 – Total \$442,100

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Cape Cod style year round dwelling in above average condition that backs up to wetlands. Also under common ownership with 173 Conomo Point Road (24/8).



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 173 Conomo Point Road

**Map/Parcel:** 24/8

**Inspection:** Exterior

**Date Inspected:** 8/8/11

**Location:** Inside Lot on Conomo Point Road in North Section of Conomo Point

**Zoning:** Assumed Seasonal Cottage Sub-District-Conforming Lot and Use

**Access/ Egress:** Average

**Land Area/Frontage:** 9,000 SF (2,250 SF Upland)/Assumed at Least 60 Feet

**Water Frontage/View:** Fronts Marshland/Other Dwellings & Marshland

**Shape/Grade/Soil:** Rectangular/Level /Sandy or Marshland – 75% Marsh

**Parking/Landscaping:** Minimal/Minimal

**Utilities:** No Water & No Sewer

**Easements, Encroachments & Other Adverse Conditions:** In Flood Zone

**Additional Site Comments:** Most of Land Area Appears to be Marsh

**Improvements/Use/Style:** Accessory Structure/Garage-Boathouse/Nondescript

**Actual Age:** Older

**Number of Stories:** 1 Story &Loft

**Exterior Extras:** Three Sliding Type Garage Doors

**Quality/Condition:** Average/Fair

**Rooms:** None

**Gross Living Area:** 672 Square Feet

**Basement:** None

**Heat/AC:** None/None

**Interior Finish:** Unfinished

**Kitchen/Baths:** None

**Interior Extras:** None

**Deferred Maintenance:** Gutter at Back is Falling Off.

**Additional Dwelling Comments:** None Noted

**Assessed Value:** Land \$146,700 – Building \$8,100 – Total \$154,800

**Highest and Best Use:** Unbuildable Lot for Accessory Use Only

**Summary:** Nondescript, shed roof, garage-boat house in fair condition that backs up to wetlands. Most of land appears to be marsh making it physically not buildable for anything other than accessory use. Under common ownership with 175 Conomo Point Road (24/7).



## **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 171 Conomo Point Road

**Map/Parcel:** 24/9

**Inspection:** Exterior

**Date Inspected:** 8/8/11

**Location:** Inside Lot on Conomo Point Road in North Section of Conomo Point

**Zoning:** Assumed Seasonal Cottage Sub-District-Conforming Lot and Use

**Access/ Egress:** Average

**Land Area/Frontage:** 15,083 Square Feet/Assumed to be at Least 60 Feet

**Water Frontage/View:** Fronts Marshland/Other Dwellings & Marshland

**Shape/Grade/Soil:** Rectangular/Level /Sandy or Marshland – 75% Marsh

**Parking/Landscaping:** Minimal/Minimal

**Utilities:** Town Water/Septic - Passed Title 5 in 1998 but Assumed Future Fail

**Easements, Encroachments & Other Adverse Conditions:** In Flood Zone

**Additional Site Comments:** Minimal Upland – Lacks Privacy

**Improvements/Use/Style:** Dwelling/Seasonal Cottage/Ranch

**Actual Age:** 1963

**Number of Stories:** 1 Story

**Exterior Extras:** Open Wood Deck

**Quality/Condition:** Average/Average

**Rooms:** 4 Rooms/2 Bedrooms/1 Bathrooms

**Gross Living Area:** 897 Square Feet

**Basement:** None

**Heat/AC:** Gas Space Heater in Floor/None

**Interior Finish:** Unknown – Assumed Cottage

**Kitchen/Baths:** Unknown – Assumed Semi-Modern

**Interior Extras:** None Noted

**Deferred Maintenance:** None Noted

**Additional Dwelling Comments:** None Noted

**Assessed Value:** Land \$360,200 – Building \$45,500 – Total \$405,700

**Highest and Best Use:** Existing Improvement and Use–Assumed cannot be Subdividable

**Summary:** Ranch style seasonal dwelling in average condition that backs up to wetlands.

Most of land area appears to be marshland.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 169 Conomo Point Road

**Map/Parcel:** 24/10

**Inspection:** Exterior

**Date Inspected:** 8/8/11

**Location:** Inside Lot on Conomo Point Road in North Section of Conomo Point

**Zoning:** Assumed Seasonal Cottage Sub-District – Conforming Lot and Use

**Access/ Egress:** Average

**Land Area/Frontage:** 7,520 Square Feet/Assumed to be at Least 60 Feet

**Water Frontage/View:** Fronts Marshland/Other Dwellings & Marshland

**Shape/Grade/Soil:** Rectangular/Level /Sandy or Marshland – 75% Marsh

**Parking/Landscaping:** Minimal/Minimal

**Utilities:** Town Water/Tight Tank Septic - Passed T5 in 1998 but Assumed Future Fail

**Easements, Encroachments & Other Adverse Conditions:** In Flood Zone

**Additional Site Comments:** Considerable Amount of Land is Marsh – Lacks Privacy

**Improvements/Use/Style:** Dwelling/Seasonal Dwelling/Ranch

**Actual Age:** 1963

**Number of Stories:** 1 Story

**Exterior Extras:** Open Wood Deck, Open Screen Porch

**Quality/Condition:** Average/Average

**Rooms:** 5 Rooms/3 Bedrooms/1 Bathrooms

**Gross Living Area:** 748 Square Feet

**Basement:** None

**Heat/AC:** Gas Space Heater in Floor/None

**Interior Finish:** Unknown – Assumed Cottage

**Kitchen/Baths:** Unknown – Assumed Semi-Modern

**Interior Extras:** None Noted

**Deferred Maintenance:** None Noted

**Additional Dwelling Comments:** None Noted

**Assessed Value:** Land 363,800 – Building \$38,200 – Total \$402,000

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Ranch style seasonal dwelling in average condition that backs up to wetlands.

Most of land area appears to be marshland.



## **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 167 Conomo Point Road

**Map/Parcel:** 24/11

**Inspection:** Exterior & Interior

**Date Inspected:** 8/8/11

**Location:** Inside Lot on Conomo Point Road in North Section of Conomo Point

**Zoning:** Assumed Seasonal Cottage Sub-District – Conforming Lot and Use

**Access/ Egress:** Average

**Land Area/Frontage:** 7,520 Square Feet/Assumed to be at Least 60 Feet

**Water Frontage/View:** Fronts Marshland/Other Dwellings & Marshland

**Shape/Grade/Soil:** Rectangular/Level /Sandy or Marshland – 75% Marsh

**Parking/Landscaping:** Minimal/Minimal

**Utilities:** Town Water/Septic – Failed T5

**Easements, Encroachments & Other Adverse Conditions:** In Flood Zone

**Additional Site Comments:** Considerable Amount of Land Area is Marsh-Lacks Privacy

**Improvements/Use/Style:** Dwelling/Seasonal Dwelling/Colonial

**Actual Age:** 1908

**Number of Stories:** 2 Stories

**Exterior Extras:** Open Deck, Enclosed Finished Porch (144 Square Feet), Outdoor Shower

**Quality/Condition:** Average/Average

**Rooms:** 5 Rooms/3 Bedrooms/1 Bathrooms

**Gross Living Area:** 1,088 Square Feet

**Basement:** None

**Heat/AC:** None Noted/None

**Interior Finish:** Cottage

**Kitchen/Baths:** Semi-Modern

**Interior Extras:** Fireplace in Living Room

**Deferred Maintenance:** None Noted

**Additional Dwelling Comments:** Unconventional floor plan. Original layout was for 4 rooms, 2 beds. (2<sup>nd</sup> floor) and 1 bath. Current layout has kitchen and 3 small beds on 1<sup>st</sup> floor (2 are pass through) and living room on 2<sup>nd</sup> floor. Enclosed porch is finished.

**Assessed Value:** Land \$363,800 – Building \$106,100 – Total \$469,900

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Colonial style seasonal dwelling in average condition that backs up to wetlands. Most of land area appears to be marshland. Poor layout.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 165 Conomo Point Road

**Map/Parcel:** 24/12

**Inspection:** Exterior

**Date Inspected:** 8/8/11

**Location:** Inside Lot on Conomo Point Road/Abuts "Paper" Right of Way to Marsh

**Zoning:** Assumed Seasonal Cottage Sub-District – Conforming Lot and Use

**Access/ Egress:** Average in North Section of Conomo Point

**Land Area/Frontage:** 7,520 SF (1,880 SF Upland)/Assumed to be at Least 60 Feet

**Water Frontage/View:** Fronts Marsh/Other Dwellings, Marshland & Distant Essex Bay

**Shape/Grade/Soil:** Rectangular/Level /Sandy or Marshland – 75% Marsh

**Parking/Landscaping:** Minimal/Minimal

**Utilities:** No Water & No Sewer

**Easements, Encroachments & Other Adverse Conditions:** In Flood Zone

**Additional Site Comments:** Considerable Amount of Land Area is Marshland

**Improvements/Use/Style:** None/Vacant Land/Not Applicable

**Actual Age:** Not Applicable

**Number of Stories:** Not Applicable

**Exterior Extras:** Not Applicable

**Quality/Condition:** Not Applicable/Not Applicable

**Rooms:** Not Applicable

**Gross Living Area:** Not Applicable

**Basement:** Not Applicable

**Heat/AC:** Not Applicable

**Interior Finish:** Not Applicable

**Kitchen/Baths:** Not Applicable

**Interior Extras:** Not Applicable

**Deferred Maintenance:** Not Applicable

**Additional Dwelling Comments:** Not Applicable

**Assessed Value:** Land \$1,100

**Highest and Best Use:** Unbuildable Lot for Accessory/Surplus Use

**Summary:** Vacant. Most of land area appears to be marshland making it physically not buildable. Owned in common with 166 Conomo Point Road (24/21) that is located directly across street.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 163 Conomo Point Road

**Map/Parcel:** 24/13

**Inspection:** Exterior

**Date Inspection:** 8/8/11

**Location:** Inside Lot on Conomo Point Road/Abuts "Paper" Right of Way to Marshland

**Zoning:** Assumed Seasonal Cottage Sub-District – Conforming Lot and Use

**Access/ Egress:** Average in North Section of Conomo Point

**Land Area/Frontage:** 7,550 SF (1,888 SF Upland)/Assumed to be at Least 60 Feet

**Water Frontage/View:** Fronts Marsh/Other Dwellings, Marshland & Distant Essex Bay

**Shape/Grade/Soil:** Rectangular/Level /Mostly Marshland – 75% Marsh

**Parking/Landscaping:** Minimal/Minimal

**Utilities:** No Water & No Sewer

**Easements, Encroachments & Other Adverse Conditions:** In Flood Zone

**Additional Site Comments:** Most of Land Area Appears to be Marshland.

**Improvements/Use/Style:** Accessory Structure/Boathouse/Nondescript

**Actual Age:** Older

**Number of Stories:** 1 Story

**Exterior Extras:** Three Wood Garage Doors

**Quality/Condition:** Average/Fair

**Rooms:** None

**Gross Living Area:** 1,044 Square Feet

**Basement:** None

**Heat/AC:** None/None

**Interior Finish:** Unfinished – Wood Floor

**Kitchen/Baths:** None

**Interior Extras:** None

**Deferred Maintenance:** None – Reflected in Condition.

**Additional Dwelling Comments:** Masonry Piers Set in Marshland

**Assessed Value:** Land \$145,600 – Building \$6,500 – Total \$152,100

**Highest and Best Use:** Unbuildable Lot for Accessory/Surplus Use

**Summary:** Nondescript, shed roof boathouse in fair condition that backs up to wetlands. Most of land is marsh making it physically not buildable for anything other than an accessory use. It is built out into the marshland.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 161 Conomo Point Road

**Map/Parcel:** 24/14

**Inspection:** Exterior

**Date Inspected:** 8/8/11

**Location:** Inside Lot on Conomo Point Road in North Section of Conomo Point

**Zoning:** Assumed Seasonal Cottage Sub-District – Conforming Lot and Use

**Access/ Egress:** Average

**Land Area/Frontage:** 6,400 SF (1,600 SF Upland)/Assumed to be at Least 60 Feet

**Water Frontage/View:** Fronts Marshland/Other Dwellings, Marshland & Essex Bay

**Shape/Grade/Soil:** Rectangular/Level /Mostly Marshland – 75% Marsh

**Parking/Landscaping:** Minimal/Minimal

**Utilities:** No Water & No Sewer

**Easements, Encroachments & Other Adverse Conditions:** In Flood Zone

**Additional Site Comments:** Most of Land Area Appears to be Marshland

**Improvements/Use/Style:** Accessory Structure/Boathouse/Nondescript

**Actual Age:** Older

**Number of Stories:** 1 Story

**Windows:** Mixed Double Hung Wood Sash

**Exterior Extras:** One Wood Garage Door

**Quality/Condition:** Average/Fair

**Rooms:** None

**Gross Living Area:** 1,275 Square Feet

**Basement:** None

**Heat/AC:** None/None

**Interior Finish:** Unfinished – Wood Floor

**Kitchen/Baths:** None

**Interior Extras:** None

**Deferred Maintenance:** None – Reflected in Condition.

**Additional Dwelling Comments:** Masonry Piers Set in Marshland

**Assessed Value:** Land \$301,500 – Building \$5,400 – Total \$306,900

**Highest and Best Use:** Unbuildable Lot for Surplus/Accessory Use

**Summary:** Nondescript, boathouse in fair condition that backs up to wetlands. Most of land is marsh making it physically unbuildable for anything other than an accessory use. It is built out into the marsh. Common ownership with 31 Middle Rd. (24/3)



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 159 Conomo Point Road

**Map/Parcel:** 24/15B

**INSPECTION:** Exterior

**Date Inspected:** 8/8/11

**Location:** Inside Lot on Conomo Point Road in North Section of Conomo Point

**Zoning:** Assumed Seasonal Cottage Sub-District – Non Conforming Lot

**Access/ Egress:** Average

**Land Area/Frontage:** 6,363 SF (1,591 SF Upland)/Less than 60 Feet

**Water Frontage/View:** Fronts Marsh/Other Dwellings, Marshland & Essex Bay

**Shape/Grade/Soil:** Irregular/Level /Sandy or Marshland – 75% Marsh

**Parking/Landscaping:** Minimal/Minimal

**Utilities:** No Water & No Sewer

**Easements, Encroachments & Other Adverse Conditions:** In Flood Zone

**Additional Site Comments:** Considerable Amount of Land Area is Marshland

**Improvements/Use/Style:** None/Vacant Land/Not Applicable

**Actual Age:** Not Applicable

**Number of Stories:** Not Applicable

**Exterior Extras:** Not Applicable

**Quality/Condition:** Not Applicable/Not Applicable

**Rooms:** Not Applicable

**Gross Living Area:** Not Applicable

**Basement:** Not Applicable

**Heat/AC:** Not Applicable

**Interior Finish:** Not Applicable

**Kitchen/Baths:** Not Applicable

**Interior Extras:** Not Applicable

**Deferred Maintenance:** Not Applicable

**Additional Dwelling Comments:** Not Applicable

**Assessed Value:** Land \$1,500

**Highest and Best Use:** Unbuildable Lot for Accessory/Surplus Use Only

**Summary:** Vacant Land. Most of land appears to be marsh making it physical not buildable. Under common ownership with 1 Middle St. (24/19) and 162 Conomo Point Rd. (24/20) that are located directly across street.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 159 Conomo Point Road

**Map/Parcel:** 24/15A

**Inspection:** Exterior

**Date Inspected:** 8/8/11

**Location:** Inside Lot on Conomo Point Road in North Section of Conomo Point

**Zoning:** Assumed Seasonal Cottage Sub-District – Non-Conforming Lot

**Access/ Egress:** Average

**Land Area/Frontage:** 2,727 SF (2,182 SF Upland)/Less than 60 Feet

**Water Frontage/View:** Fronts Marshland/Other Dwellings, Marshland & Essex Bay

**Shape/Grade/Soil:** Irregular/Level /Sandy or Marshland – 20% Marsh

**Parking/Landscaping:** Minimal/Minimal

**Utilities:** No Water & No Sewer

**Easements, Encroachments & Other Adverse Conditions:** In Flood Zone

**Additional Site Comments:** Some of Land Area is Marshland

**Improvements/Use/Style:** Accessory Structure/Boathouse/Nondescript

**Actual Age:** Older

**Number of Stories:** 1 Story

**Exterior Extras:** One Wood Garage Door

**Quality/Condition:** Average/Fair to Poor

**Rooms:** None

**Gross Living Area:** 288 Square Feet

**Basement:** None

**Heat/AC:** None/None

**Interior Finish:** Unfinished

**Kitchen/Baths:** None

**Interior Extras:** None

**Deferred Maintenance:** None – Reflected in Condition.

**Additional Dwelling Comments:** None Noted

**Assessed Value:** Land \$52,900 – Building \$1,900 – Total \$54,800

**Highest and Best Use:** Unbuildable Lot for Accessory/Surplus Use Only

**Summary:** Nondescript, boathouse in fair/poor condition that backs up to wetlands.

Some of land area is marshland. In common ownership with 122 Conomo Pt.Rd.(24-44)



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 155 Conomo Point Road

**Map/Parcel:** 24/16

**Inspection:** Exterior

**Date Inspected:** 8/8/11

**Location:** Inside Lot on Conomo Point Road in North Section of Conomo Point

**Zoning:** Assumed Seasonal Cottage Sub-District – Non Conforming Lot

**Access/ Egress:** Average

**Land Area/Frontage:** 4,800 Square Feet/Assumed at Least 60 Feet

**Water Frontage/View:** Fronts Essex Bay/Other Dwellings & Essex Bay

**Shape/Grade/Soil:** Rectangular/Level /Filled Gravel

**Parking/Landscaping:** Minimal/Minimal

**Utilities:** No Water & No Sewer

**Easements, Encroachments & Other Adverse Conditions:** In Flood Zone

**Additional Site Comments:** Mostly Upland. Lot Line is protected with a Stone Seawall.

**Improvements/Use/Style:** Accessory Structure/Boathouse/Nondescript

**Actual Age:** Older

**Number of Stories:** 1 Story

**Exterior Extras:** Four Wood Tract Garage Doors, Removable Metal Dock and Wood Float

**Quality/Condition:** Average/Fair

**Rooms:** None

**Gross Living Area:** 1,044 Square Feet

**Basement:** None

**Heat/AC:** None/None

**Interior Finish:** Unfinished

**Kitchen/Baths:** None

**Interior Extras:** None

**Deferred Maintenance:** None – Reflected in Condition.

**Additional Dwelling Comments:** None Noted

**Assessed Value:** Land \$119,200 – Building \$4,600 – Total \$123,800

**Highest and Best Use:** Unbuildable Lot for Accessory/Surplus Use Only

**Summary:** Nondescript, boathouse in fair condition that backs up to Essex Bay. Float sits in mud in low tide. Has boat access to Essex Bay. In common ownership with 7 Sumac Dr. (19/20).



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 153 Conomo Point Road

**Map/Parcel:** 24/17

**Inspection:** Exterior

**Date Inspected:** 8/8/11

**Location:** Inside Lot on Curve of Conomo Point Road in North Section of Conomo Point

**Zoning:** Assumed Seasonal Cottage Sub-Dist.-Legal Pre-Existing, Non-Conforming Lot

**Access/ Egress:** Average

**Land Area/Frontage:** 4,900 Square Feet/Less than 60 Feet

**Water Frontage/View:** Fronts Essex Bay/Other Dwellings & Essex Bay

**Shape/Grade/Soil:** Rectangular/Level /Rocky or Sandy Beach

**Parking/Landscaping:** Minimal/Minimal

**Utilities:** Town Water/Private Well/Cesspool – Failed T5

**Easements, Encroachments & Other Adverse Conditions:** In Flood Zone

**Additional Site Comments:** Portion of Waterfront Lot Lines are Protected by Poured Concrete Seawall

**Improvements/Use/Style:** Dwelling/Seasonal Cottage/Cottage

**Actual Age:** 1917

**Number of Stories:** 2 Story and Ground

**Exterior Extras:** Open Covered Porch, Built In 1 Car Garage and Boat Storage

**Quality/Condition:** Average/Below Average

**Rooms:** 6 Rooms/3 Bedrooms/1 Bathroom

**Gross Living Area:** 2,208 Square Feet

**Basement:** None

**Heat/AC:** None/None

**Interior Finish:** Unknown – Assumed Cottage

**Kitchen/Baths:** Unknown – Assumed Semi-Modern

**Interior Extras:** Fireplace

**Deferred Maintenance:** None Noted

**Additional Dwelling Comments:** Ground Level is Mostly Boat Storage

**Assessed Value:** Land \$477,800 – Building \$181,400 – Total \$659,200

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Cottage style seasonal dwelling in below average condition that has frontage on Essex Bay. Leasehold currently on market for 163 days for \$150,000.



## **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 154 Conomo Point Road

**Map/Parcel:** 24/18

**Inspection:** Exterior

**Date Inspected:** 8/8/11

**Location:** Inside Lot on Curve of Conomo Point Road and Corner of Middle Street

**Zoning:** Assumed Seasonal Cottage Sub-District – Conforming Lot and use

**Access/ Egress:** Average in North Section of Conomo Point

**Land Area/Frontage:** 8,800 Square Feet/More than 60 Feet

**Water Frontage/View:** None/Other Dwellings & Essex Bay

**Shape/Grade/Soil:** Rectangular/Level /Some Ledge

**Parking/Landscaping:** Several Spaces/Lawn and Foundation Plantings

**Utilities:** Town Water–Assumed Private Well or Cistern/Septic–Passed T5 in 1998 but Assume Future Fail

**Easements, Encroachments & Other Adverse Conditions:** None Noted

**Additional Site Comments:** Uninterrupted View of Essex Bay across Conomo Point Road and Across Street from Public Beach

**Improvements/Use/Style:** Dwelling/Year Round Cottage/Cottage

**Actual Age:** 1915

**Number of Stories:** 1 & ½ Story with Two Gable Roof Dormers

**Exterior Extras:** Wrap Around Open Covered Porch, Built In Boat Storage

**Quality/Condition:** Average/Good

**Rooms:** 6 Rooms/3 Bedrooms/2 Bathrooms

**Gross Living Area:** 1,314 Square Feet

**Basement:** Partial Basement that is at Grade Level and Walk Out at Rear

**Heat/AC:** Hot Air Space Heater by Gas/None

**Interior Finish:** Cottage

**Kitchen/Baths:** Semi-Modern

**Interior Extras:** Fireplace

**Deferred Maintenance:** None Noted

**Additional Dwelling Comments:** Granted Waiver for Year Round Use

**Assessed Value:** Land \$427,400 – Building \$145,000 – Total \$572,400

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Cottage style year round dwelling in good condition that has views of Essex Bay and is across street from public beach.



**DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** Combined with 1 Middle Street                      **Map/Parcel:** 24/18A  
**Inspection:** Exterior                                                      **Date Inspected:** 8/8/11  
**Location:** Inside Lot on Middle Street in North Section of Conomo Point  
**Zoning:** Assumed Seasonal Cottage Sub-District – Non-Conforming Lot  
**Access/ Egress:** Average  
**Land Area/Frontage:** Assume 2,800 SF (0 SF in Town Records)/Less than 60 Feet  
**Water Frontage/View:** None/Other Dwellings & Essex Bay  
**Shape/Grade/Soil:** Irregular/Level /Some Ledge  
**Parking/Landscaping:** Minimal/Minimal  
**Utilities:** No Water and No Sewer  
**Easements, Encroachments & Other Adverse Conditions:** None Noted  
**Additional Site Comments:** View of Essex Bay  
**Improvement Use/Style:** Not Applicable  
**Actual Age:** Not Applicable  
**Number of Stories:** Not Applicable  
**Exterior Extras:** Not Applicable  
**Quality/Condition:** Not Applicable/Not Applicable  
**Rooms:** Not Applicable  
**Gross Living Area:** Not Applicable  
**Basement:** Not Applicable  
**Heat/AC:** Not Applicable  
**Interior Finish:** Not Applicable  
**Kitchen/Baths:** Not Applicable  
**Interior Extras:** Not Applicable  
**Deferred Maintenance:** Not Applicable  
**Additional Dwelling Comments:** Not Applicable  
**Assessed Value:** None – Included with 1 Middle Street (24/19)  
**Highest and Best Use:** Unbuildable Lot for Accessory/Surplus Use  
**Summary:** Vacant Land. Combined with 1 Middle Street (24/19). Under common ownership with 162 Conomo Point Road (24/20) 159 Conomo Point Road (24/15B)

No Photo Available

## **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 1 Middle Street

**Map/Parcel:** 24/19

**Inspection:** Exterior and Partial Interior

**Date Inspected:** 8/8/11

**Location:** Inside Lot on Middle Street in North Section of Conomo Point

**Zoning:** Assumed Seasonal Cottage Sub-District – Conforming Lot and Use

**Access/ Egress:** Average

**Land Area/Frontage:** Assumed 6,000 SF (8,800 SF in Town Records)/Assumed at Least 60 Feet

**Water Frontage/View:** None/Other Dwellings & Essex Bay

**Shape/Grade/Soil:** Irregular/Level /Some Ledge

**Parking/Landscaping:** Several Spaces/Lawn and Foundation Plantings

**Utilities:** Town Water/Septic–Failed T5 but Soil Tested as Suitable for New System

**Easements, Encroachments & Other Adverse Conditions:** None Noted

**Additional Site Comments:** View of Essex Bay

**Improvements/Use/Style:** Two Attached Dwellings/Seasonal Dwellings/Cottage

**Actual Age:** 1915

**Number of Stories:** 1 Story Gable Roof Cottage (1) and 1 & 2 Story Nondescript Sleeping Cottage (2)

**Exterior Extras:** (1) Wrap-Around Open Covered/Screened Porch & Open Deck with Storage Under, (2) Roof Deck, (1 & 2) Open Covered Porch,

**Quality/Condition:** Average/Above Average

**Rooms:** (1) 3 Rooms/1 Bedrooms/1 Bathrooms, (2) 3 Rooms/3 Bedrooms/.5 Bathrooms

**Gross Living Area:** (1) 816 Square Feet, (2) 805 Square Feet, (1 & 2) 1,621 SF

**Basement:** None

**Heat/AC:** (1) Hot Air Space Heater by Gas, (2) Electric Baseboards

**Interior Finish:** Cottage

**Kitchen/Baths:** (1) Semi-Modern, (2) No Kitchen/Semi-Modern Bath

**Interior Extras:** (1) Fireplace

**Deferred Maintenance:** None Noted

**Additional Dwelling Comments:** Dwellings are attached by Open Covered Porch

**Assessed Value:** Land \$366,400 – Building \$65,400 – Total \$431,800

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Two cottage style seasonal dwellings in above average condition that have views of Essex Bay and is across street from public beach. Combined with 24/18A. Under common ownership with abutting 162 Conomo Point Road (24/20) and adjacent 159 Conomo Point Road (24/15B)



**DESCRIPTION OF THE SUBJECT PROPERTY (Continued)**

**Address:** 1 Middle Street

**Map/Parcel:** 24/19



**DESCRIPTION OF THE SUBJECT PROPERTY (Continued)**

**Address:** 1 Middle Street

**Map/Parcel:** 24/19



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 162 Conomo Point Road

**Map/Parcel:** 24/20

**Inspection:** Exterior

**Date Inspected:** 8/8/11

**Location:** Inside Lot on Middle Street and Conomo Point Road

**Zoning:** Assumed Seasonal Cottage Sub-District – Non Conforming Lot

**Access/ Egress:** Average in North Section of Conomo Point

**Land Area/Frontage:** 5,250 Square Feet/Assumed at Least 60 Feet

**Water Frontage/View:** None/Other Dwellings & Distant Essex Bay

**Shape/Grade/Soil:** Rectangular/Level /Some Ledge

**Parking/Landscaping:** Several Spaces/Lawn

**Utilities:** No Water & No Sewer

**Easements, Encroachments & Other Adverse Conditions:** None Noted

**Additional Site Comments:** None Noted

**Improvements/Use/Style:** Accessory Structure/Storage Barn/Nondescript

**Actual Age:** Older

**Number of Stories:** 1 Story & Loft

**Exterior Extras:** None

**Quality/Condition:** Average/Fair

**Rooms:** None

**Gross Living Area:** 588 Square Feet

**Basement:** None

**Heat/AC:** None/None

**Interior Finish:** Unfinished

**Kitchen/Baths:** None

**Interior Extras:** None

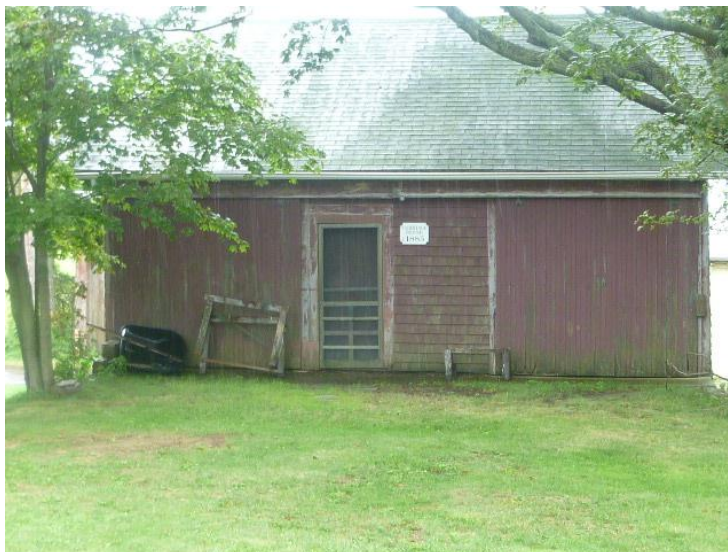
**Deferred Maintenance:** None Noted

**Additional Dwelling Comments:** None Noted

**Assessed Value:** Land \$143,900 – Building \$6,100 – Total \$150,000

**Highest and Best Use:** Unbuildable Lot for Accessory/Surplus Use

**Summary:** Storage barn in fair condition. Under common ownership and use with abutting 1 Middle Street (24/19) and adjacent 159 Conomo Point Road (24/15B).



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 166 Conomo Point Road      **Map/Parcel:** 24/21  
**Inspection:** Exterior and Interior      **Date Inspected:** 8/8/11  
**Location:** Inside Lot on Conomo Point Road in North Section of Conomo Point  
**Zoning:** Assumed Seasonal Cottage Sub-Dist.-Legal, Pre-Existing, Non-Conforming Lot  
**Access/ Egress:** Average  
**Land Area/Frontage:** 3,500 Square Feet/Assumed less than 60 Feet  
**Water Frontage/View:** None/Other Dwellings & Marshland  
**Shape/Grade/Soil:** Rectangular/Level /Some Ledge  
**Parking/Landscaping:** Minimal/Minimal  
**Utilities:** Town Water/Septic – Failed T5  
**Easements, Encroachments & Other Adverse Conditions:** None Noted  
**Additional Site Comments:** Lacks Privacy  
**Improvements/Use/Style:** Dwelling/Seasonal Cottage/Cottage  
**Actual Age:** 1900  
**Number of Stories:** 1 & ½ Stories  
**Exterior Extras:** Open Deck, Enclosed Porch (161 Square Feet)  
**Quality/Condition:** Average/Below Average  
**Rooms:** 5 Rooms/3 Bedrooms/1 Bathroom  
**Gross Living Area:** 1,204 Square Feet  
**Basement:** None  
**Heat/AC:** None Noted/None  
**Interior Finish:** Cottage  
**Kitchen/Baths:** Semi-Modern  
**Interior Extras:** None  
**Deferred Maintenance:** None Noted – Reflected in Condition  
**Additional Dwelling Comments:** None Noted  
**Assessed Value:** Land \$347,700 – Building \$46,000 – Total \$393,700  
**Highest and Best Use:** Existing Improvement and Use  
**Summary:** Cottage style seasonal dwelling in below average condition. Under Common ownership with 165 Conomo Point Road (24/12) that is a vacant parcel located across the street.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 168 Conomo Point Road      **Map/Parcel:** 24/22  
**Inspection:** Exterior      **Date Inspected:** 8/8/11  
**Location:** Inside Lot on Conomo Point Road in North Section of Conomo Point  
**Zoning:** Assumed Seasonal Cottage Sub-District – Non-Conforming Lot  
**Access/ Egress:** Average  
**Land Area/Frontage:** 3,750 Square Feet/Assumed Less than 60 Feet  
**Water Frontage/Views:** None/Other Dwellings and Marshland  
**Shape/Grade/Soil:** Rectangular/Level /Sandy  
**Parking/Landscaping:** Several Spaces/Lawn  
**Utilities:** No Water & No Sewer  
**Easements, Encroachments & Other Adverse Conditions:** None Noted  
**Additional Site Comments:** None Noted  
**Improvements/Use/Style:** Accessory Structure/Two-Car Garage/Nondescript  
**Actual Age:** Older  
**Number of Stories:** 1 Story  
**Exterior Extras:** Two Wood Garage Doors  
**Quality/Condition:** Average/Below Average  
**Rooms:** None  
**Gross Living Area:** 324 Square Feet  
**Basement:** None  
**Heat/AC:** None/None  
**Interior Finish:** Unfinished  
**Kitchen/Baths:** None  
**Interior Extras:** None  
**Deferred Maintenance:** None Noted  
**Additional Dwelling Comments:** None Noted  
**Assessed Value:** Land \$93,200 – Building \$3,100 – Total \$96,300  
**Highest and Best Use:** Unbuildable Lot for Accessory/Surplus Use  
**Summary:** Two-car detached garage in below average condition. Under common ownership with 170 Conomo Point Road (24/23) that is vacant land and 11 Middle Road (24/33) that is a seasonal cottage.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 170 Conomo Point Road

**Map/Parcel:** 24/23

**Inspection:** Exterior

**Date Inspected:** 8/8/11

**Location:** Inside Lot on Conomo Point Road in North Section of Conomo Point

**Zoning:** Assumed Seasonal Cottage Sub-District – Non-Conforming Lot

**Access/ Egress:** Average

**Land Area/Frontage:** 4,085 Square Feet/Assumed Less than 60 Feet

**Water Frontage/View:** None/Other Dwellings & Marshland

**Shape/Grade/Soil:** Rectangular/Level /Sandy

**Parking/Landscaping:** Minimal/Minimal

**Utilities:** No Water & No Sewer

**Easements, Encroachments & Other Adverse Conditions:** None Noted

**Additional Site Comments:** None Noted

**Improvements/Use/Style:** None/Vacant Land/Not Applicable

**Actual Age:** Not Applicable

**Number of Stories:** Not Applicable

**Exterior Extras:** Not Applicable

**Quality/Condition:** Not Applicable/Not Applicable

**Rooms:** Not Applicable

**Gross Living Area:** Not Applicable

**Basement:** Not Applicable

**Heat/AC:** Not Applicable

**Interior Finish:** Not Applicable

**Kitchen/Baths:** Not Applicable

**Interior Extras:** Not Applicable

**Deferred Maintenance:** Not Applicable

**Additional Dwelling Comments:** Not Applicable

**Assessed Value:** Land \$16,700

**Highest and Best Use:** Unbuildable Lot for Accessory/Surplus Use

**Summary:** Vacant Land. Under common ownership with 168 Conomo Point Road (24/22) that is a garage and 11 Middle Road (24/33) that is a seasonal cottage.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 172 Conomo Point Road      **Map/Parcel:** 24/24  
**Inspection:** Exterior      **Date Inspected:** 8/11/11  
**Location:** Inside Lot on Conomo Point Road in North Section of Conomo Point  
**Zoning:** Assumed Seasonal Cottage Sub-District – Conforming Lot and Use  
**Access/ Egress:** Average  
**Land Area/Frontage:** 10,000 Square Feet/More than 60 Feet  
**Water Frontage/View:** None/Other Dwellings & Marshland  
**Shape/Grade/Soil:** Rectangular/Level /Sandy  
**Parking/Landscaping:** Minimal/Minimal  
**Utilities:** Town Water-Assume Private Well or Cistern/Septic–Passed T5 in 1998 but Assumed Future Fail  
**Easements, Encroachments & Other Adverse Conditions:** None Noted  
**Additional Site Comments:** None Noted  
**Improvements/Use/Style:** Dwelling/Year Round/Cottage  
**Actual Age:** 1940  
**Number of Stories:** 1 & ½ Stories  
**Exterior Extras:** Open Deck, Two Car Garage Under, Storage Under  
**Quality/Condition:** Average/Above Average  
**Rooms:** ? Rooms/? Bedrooms/1 Bathroom  
**Gross Living Area:** 1,830 Square Feet  
**Basement:** Full/At Grade at Front  
**Heat/AC:** None Noted/None  
**Interior Finish:** Unknown – Assumed Cottage  
**Kitchen/Baths:** Unknown – Assumed Semi-Modern  
**Interior Extras:** Fireplace  
**Deferred Maintenance:** None Noted  
**Additional Dwelling Comments:** Granted Waiver for Year Round Use  
**Assessed Value:** Land \$368,800 – Building \$74,200 – Total \$443,000  
**Highest and Best Use:** Existing Improvement and Use  
**Summary:** Cottage style year round dwelling in above average condition.



## DESCRIPTION OF THE SUBJECT PROPERTY

**Address:** Conomo Point Road

**Map/Parcel: 24/25**

## Inspection: Exterior

**Date Inspected:** 8/8/11

**Location:** Inside Lot on Middle Street and Conomo Point Road in North Section of CP

**Zoning:** Assumed Seasonal Cottage Sub-District – Non-Conforming Lot

**Access/ Egress: Average**

**Land Area/Frontage:** 700 Square Feet/Less than 60 Feet

**Water Frontage/View:** None/Other Dwellings

**Shape/Grade/Soil:** Irregular/Level /Sandy

### **Parking/Landscaping:** Minimal/Overgrown

**Utilities:** No Water & No Sewer

**Easements, Encroachments & Other Adverse Conditions:** None Noted

**Additional Site Comments:** None Noted

**Improvements/Use/Style:** Accessory Structure/One Car Garage/Nondescript

**Actual Age: Older**

**Number of Stories:** 1 Story

**Exterior Extras:** None

**Quality/Condition:** Average/Poor

**Rooms:** None

**Gross Living Area:** 342 Square Feet

**Basement:** None

Heat/AC: None/None

**Interior Finish:** Unfinished

**Kitchen/Baths:** None

**Interior Extras:** None

**Deferred Maintenance:** None Noted

**Additional Dwelling Comments:** None Noted

**Assessed Value:** Land \$7,800 – Building \$1,200 – Total \$9,000

**Highest and Best Use:** Unbuildable Lot for Accessory/Surplus Use

**Summary:** Garage/Shed in poor condition on overgrown and undersized lot.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 25 Middle Road

**Map/Parcel:** 24/27

**Inspection:** Exterior

**Date Inspection:** 8/8/11

**Location:** Corner of Conomo Point Road & Middle Road in North Section of CP

**Zoning:** Assumed Seasonal Cottage Sub-Dist.-Legal, Pre-Existing, Non-Conforming Lot

**Access/ Egress:** Average

**Land Area/Frontage:** 3,600 Square Feet/Assumed at Least 60 Feet

**Water Frontage/View:** None/Other Dwellings

**Shape/Grade/Soil:** Irregular/Level/Sandy

**Parking/Landscaping:** Minimal/Minimal

**Utilities:** Town Water/Septic - Failed T5

**Easements, Encroachments & Other Adverse Conditions:** None Noted

**Additional Site Comments:** None Noted

**Improvements/Use/Style:** Dwelling/Seasonal Cottage/Former Lighthouse

**Actual Age:** 1897

**Number of Stories:** 2 & 3 Stories

**Exterior Extras:** Two, Wrap-Around, Open Covered Porches, Detached Storage Barn

**Quality/Condition:** Average/Good

**Rooms:** 6 Rooms/4 Bedrooms/1.5 Bathroom

**Gross Living Area:** 1,633 Square Feet

**Basement:** None

**Heat/AC:** Warm Air Space Heater by Gas//None

**Interior Finish:** Unknown – Assumed Cottage

**Kitchen/Baths:** Unknown – Assumed Semi-Modern

**Interior Extras:** None

**Deferred Maintenance:** None Noted

**Additional Dwelling Comments:** None Noted

**Assessed Value:** Land \$290,300 – Building \$126,400 – Total \$416,700

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Former Lighthouse converted to a seasonal cottage in good condition.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 23 Middle Road **Map/Parcel:** 24/28  
**Inspection:** Exterior & Interior **Date Inspected:** 8/8/11  
**Location:** Inside Lot on Middle Road in North Section of Conomo Point  
**Zoning:** Assumed Seasonal Cottage Sub-Dist.-Legal, Pre-Existing, Non-Conforming Lot  
**Access/ Egress:** Average  
**Land Area/Frontage:** 3,185 Square Feet/Less than 60 Feet  
**Water Frontage/View:** None/Other Dwellings  
**Shape/Grade/Soil:** Rectangular/Level /Sandy  
**Parking/Landscaping:** Minimal/Minimal  
**Utilities:** Town Water/Cesspool – Passed T5 in 1998 but Assumed Future Fail  
**Easements, Encroachments & Other Adverse Conditions:** None Noted  
**Additional Site Comments:** None Noted  
**Improvements/Use/Style:** Dwelling/Seasonal Cottage/Cottage  
**Actual Age:** 1893  
**Number of Stories:** 1 & ½ Stories with Two Full Shed Dormers  
**Exterior Extras:** Wrap Around, Open Covered Porch & Open Wood Deck  
**Quality/Condition:** Average/Above Average  
**Rooms:** 7 Rooms/4 Bedrooms/1 Bathroom  
**Gross Living Area:** 1,110 Square Feet  
**Basement:** Crawl  
**Heat/AC:** Warm Air Space Heater by Gas//None  
**Interior Finish:** Cottage  
**Kitchen/Baths:** Semi-Modern  
**Interior Extras:** None  
**Deferred Maintenance:** None Noted  
**Additional Dwelling Comments:** None Noted  
**Assessed Value:** Land \$287,700 – Building \$38,000 – Total \$325,700  
**Highest and Best Use:** Existing Improvement and Use  
**Summary:** Seasonal cottage in above average condition.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 21 Middle Road **Map/Parcel:** 24/29  
**Inspection:** Exterior & Interior **Date Inspected:** 8/8/11  
**Location:** Inside Lot on Middle Road in North Section of Conomo Point  
**Zoning:** Assumed Seasonal Cottage Sub-District – Conforming Lot and Use  
**Access/ Egress:** Average  
**Land Area/Frontage:** 8,650 Square Feet/Assumed at Least 60 Feet  
**Water Frontage/View:** None/Other Dwellings  
**Shape/Grade/Soil:** Irregular/Level /Sandy  
**Parking/Landscaping:** Numerous/Minimal  
**Utilities:** Town Water/Septic – Passed T5 in 1998 but Assumed Future Fail  
**Easements, Encroachments & Other Adverse Conditions:** None Noted  
**Additional Site Comments:** Large Back Yard. Driveway is at rear from Comono Pt Rd.  
**Improvements/Use/Style:** Dwelling/Seasonal Cottage/Cottage  
**Actual Age:** 1900  
**Number of Stories:** 1 & ½ Stories with Full Shed Dormer  
**Exterior Extras:** Two Open Covered Screened Porch, Two Car Detached Garage  
**Quality/Condition:** Average/Fair  
**Rooms:** 7 Rooms/4 Bedrooms/1 Bathroom  
**Gross Living Area:** 1,465 Square Feet  
**Basement:** Crawl  
**Heat/AC:** Warm Air Space Heater by Gas//None  
**Interior Finish:** Cottage  
**Kitchen/Baths:** Semi-Modern  
**Interior Extras:** Non-working Fireplace  
**Deferred Maintenance:** Reflected in Condition  
**Additional Comments:** None Noted  
**Assessed Value:** Land \$305,100 – Building \$63,700 – Total \$368,800  
**Highest and Best Use:** Existing Improvement and Use  
**Summary:** Seasonal cottage in fair condition.





### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 17 Middle Road **Map Parcel:** 24/31  
**Inspection:** Exterior **Date Inspected:** 8/8/11  
**Location:** Inside Lot on Middle Road in North Section of Conomo Point  
**Zoning:** Assumed Seasonal Cottage Sub-Dist.-Legal, Pre-Existing, Non-Conforming Lot  
**Access/ Egress:** Average  
**Land Area/Frontage:** 4,400 Square Feet/Less than 60 Feet  
**Water Frontage/View:** None/Other Dwellings & Essex Bay  
**Shape/Grade/Soil:** Rectangular/Level/Ledge  
**Parking/Landscaping:** Minimal/Minimal  
**Utilities:** Town Water/Septic – Passed T5 in 1998 but Assume Future Fail  
**Easements, Encroachments & Other Adverse Conditions:** None Noted  
**Additional Site Comments:** Uninterrupted View of Essex Bay  
**Improvements/Use/Style:** Dwelling/Seasonal Cottage/Cottage  
**Actual Age:** 1904  
**Number of Stories:** 1 & ½ Stories with Full Shed Dormer  
**Exterior Extras:** Wrap Around, Open Covered Porch, Open Covered Screen Porch & Open Wood Deck  
**Quality/Condition:** Average/Above Average (Good Exterior/Average Interior)  
**Rooms:** 5 Rooms/3 Bedrooms/1 Bathroom  
**Gross Living Area:** 1,510 Square Feet  
**Basement:** Crawl  
**Heat/AC:** None/None  
**Interior Finish:** Unknown – Assumed Cottage  
**Kitchen/Baths:** Unknown – Assumed Semi-Modern  
**Interior Extras:** Fireplace  
**Deferred Maintenance:** None Noted  
**Additional Dwelling Comments:** Exterior has been Renovated  
**Assessed Value:** Land \$295,500 – Building \$59,000 – Total \$354,500  
**Highest and Best Use:** Existing Improvement and Use  
**Summary:** Seasonal cottage in above average condition with nice view of Essex Bay.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 15 Middle Road

**Map/Parcel:** 24/32

**Inspection:** Exterior

**Date Inspected:** 8/8/11

**Location:** Inside Lot on Middle Road in North Section of Conomo Point

**Zoning:** Assumed Seasonal Cottage Sub-Dist.-Legal, Pre-Existing, Non-Conforming Lot

**Access/ Egress:** Average

**Land Area/Frontage:** 4,400 Square Feet/Less than 60 Feet

**Water Frontage/View:** None/Other Dwellings

**Shape/Grade/Soil:** Rectangular/Level /Ledge

**Parking/Landscaping:** Minimal/Foundation Plantings

**Utilities:** Town Water/Unknown – Assumed Failed T5

**Easements, Encroachments & Other Adverse Conditions:** None Noted

**Additional Site Comments:** None Noted

**Improvements/Use/Style:** Dwelling/Seasonal Cottage/Cottage

**Actual Age:** 1895

**Number of Stories:** 1 & ½ Stories and Ground Level with Full Shed Dormer

**Exterior Extras:** Open Covered Porch & Open Wood Deck

**Quality/Condition:** Average/Above Average

**Rooms:** 7 Rooms/4 Bedrooms/1.5 Bathroom

**Gross Living Area:** 1,274 Square Feet

**Basement:** Ground Level Storage is Walk Out at Rear

**Heat/AC:** None/None

**Interior Finish:** Unknown – Assumed Cottage

**Kitchen/Baths:** Unknown – Assumed Semi-Modern

**Interior Extras:** Fireplace

**Deferred Maintenance:** None Noted

**Additional Dwelling Comments:** None Noted

**Assessed Value:** Land \$295,500 – Building \$47,800 – Total \$343,300

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Seasonal cottage in above average condition.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 11 Middle Road **Map/Parcel:** 24/33  
**Inspection:** Exterior & Interior **Date Inspected:** 8/8/11  
**Location:** Inside Lot on Middle Road in North Section of Conomo Point  
**Zoning:** Assumed Seasonal Cottage Sub-Dist.-Legal, Pre-Existing, Non-Conforming Lot  
**Access/ Egress:** Average  
**Land Area/Frontage:** 4,400 Square Feet/Less than 60 Feet  
**Water Frontage/View:** None/Other Dwellings  
**Shape/Grade/Soil:** Rectangular/Level /Ledge-Sandy  
**Parking/Landscaping:** Minimal/Foundation Plantings  
**Utilities:** Town Water/Septic – Passed T5 in 1998 but Assume Future Fail  
**Easements, Encroachments & Other Adverse Conditions:** None Noted  
**Additional Site Comments:** None Noted  
**Improvements/Use/Style:** Dwelling/Seasonal Cottage/Cottage  
**Actual Age:** 1895  
**Number of Stories:** 1 & ½ Stories and Ground Level with Full Shed Dormer  
**Exterior Extras:** Two Open Covered Screen Porches (1 large & 1 small) & Open Deck  
**Quality/Condition:** Average/Good  
**Rooms:** 6 Rooms/4 Bedrooms/1.5 Bathroom  
**Gross Living Area:** 1,217 Square Feet  
**Basement:** Ground Level Storage/ Earth Floor  
**Heat/AC:** None/None  
**Interior Finish:** Cottage  
**Kitchen/Baths:** Semi-Modern  
**Interior Extras:** Gas Stove  
**Deferred Maintenance:** None Noted  
**Additional Dwelling Comments:** None Noted  
**Assessed Value:** Land \$295,500 – Building \$64,700 – Total \$360,200  
**Highest and Best Use:** Existing Improvement and Use  
**Summary:** Seasonal cottage in good condition. Under common ownership with 168 Conomo Point Road (24/22) and 170 Conomo Point Road (24/23), both of which abut the subject property comprising three contiguous parcels.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 9 Middle Road

**Map/Parcel:** 24/34

**Inspection:** Exterior

**Date Inspected:** 8/8/11

**Location:** Inside Lot on Middle Road in North Section of Conomo Point

**Zoning:** Assumed Seasonal Cottage Sub-Dist.-Legal, Pre-Existing, Non-Conforming Lot

**Access/ Egress:** Average

**Land Area/Frontage:** 4,400 Square Feet/Less than 60 Feet

**Water Frontage/View:** None/Other Dwellings

**Shape/Grade/Soil:** Rectangular/Level /Ledge-Sandy

**Parking/Landscaping:** Minimal/Minimal

**Utilities:** Town Water/No Septic but Passed with Composting Toilets

**Easements, Encroachments & Other Adverse Conditions:** None Noted

**Additional Site Comments:** None Noted

**Improvements/Use/Style:** Dwelling/Seasonal Dwelling/Cottage

**Actual Age:** 1900

**Number of Stories:** 1 & ½ Stories and Ground Level with Two Full Shed Dormer

**Exterior Extras:** Enclosed Finished Porch (376 square feet), Open Wood Deck & Garage

**Quality/Condition:** Average/Very Good

**Rooms:** 5 Rooms/2 Bedrooms/1.5 Bathroom

**Gross Living Area:** 1,166 Square Feet

**Basement:** Ground Level Storage

**Heat/AC:** Warm Air Space Heater/None

**Interior Finish:** Cottage

**Kitchen/Baths:** Semi-Modern

**Interior Extras:** Gas Stove

**Deferred Maintenance:** None Noted

**Additional Dwelling Comments:** Interior was Renovated, Composting Toilets

**Assessed Value:** Land \$295,500 – Building \$64,100 – Total \$359,600

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Seasonal cottage in very good condition.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 144 Conomo Point Road

**Map/Parcel:** 24/35

**Inspection:** Exterior & Interior

**Date Inspected:** 8/8/11

**Location:** Curve of Conomo Point Road on Corner of Middle Road

**Zoning:** Assumed Seasonal Cottage Sub-District – Conforming Lot and Use

**Access/ Egress:** Average in North Section of Conomo Point

**Land Area/Frontage:** 9,900 Square Feet/Assuming at Least 60 Feet

**Water Frontage/View:** None/Other Dwellings and Essex Bay

**Shape/Grade/Soil:** Irregular/Level /Sandy and Ledge

**Parking/Landscaping:** Minimal/Minimal

**Utilities:** Town Water-Assume Private Well or Cistern/Septic–Pass T5 1998 but Assume Future Fail

**Easements, Encroachments & Other Adverse Conditions:** None Noted

**Additional Site Comments:** Uninterrupted View of Essex Bay across Conomo Point Road and Across Street from Public Beach. Backs Up to Middle Street.

**Improvements/Use/Style:** Dwelling/Year Round Cottage/Cottage

**Actual Age:** 1910

**Number of Stories:** 2 Stories with Four Half Hip Dormer

**Exterior Extras:** Wrap Around Open Covered Porch

**Quality/Condition:** Average/Average to Below Average

**Rooms:** 10 Rooms/6 Bedrooms/2 Bathroom

**Gross Living Area:** 2,873 Square Feet

**Basement:** Crawl Space Storage

**Heat/AC:** Warm Air Space Heater/None

**Interior Finish:** Cottage

**Kitchen/Baths:** Semi-Modern

**Interior Extras:** Fireplace, Unfinished Attic, Old Electric

**Deferred Maintenance:** None Noted

**Additional Dwelling Comments:** Granted Waiver for Year Round Use

**Assessed Value:** Land \$429,900 – Building \$292,400 – Total \$722,300

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Older “grand” year round cottage with some custom details in average to below average condition that has views of Essex Bay and is across street from public beach.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 142 Conomo Point Road

**Map/Parcel:** 24/36

**Inspection:** Exterior

**Date Inspected:** 8/8/11

**Location:** Inside Lot on Conomo Point Road in North Section of Conomo Point

**Zoning:** Assumed Seasonal Cottage Sub-District – Conforming Lot and Use

**Access/ Egress:** Average

**Land Area/Frontage:** 6,195 Square Feet/Assumed at Least 60 Feet

**Water Frontage/View:** None/Other Dwellings and Essex Bay

**Shape/Grade/Soil:** Rectangular/Level/Sandy

**Parking/Landscaping:** Minimal/Minimal

**Utilities:** Town Water-Assume Private Well or Cistern/Unknown – Assumed Failed T5

**Easements, Encroachments & Other Adverse Conditions:** None Noted

**Additional Site Comments:** Uninterrupted View of Essex Bay across Conomo Point Road and Across Street from Public Beach. Also Backs Up to Middle Street.

**Improvements/Use/Style:** Dwelling/Year Round Dwelling/Ranch

**Actual Age:** 1960

**Number of Stories:** 1 Story and Basement

**Exterior Extras:** Two Open Covered Screen Porches, One Car Garage Under

**Quality/Condition:** Average/Average

**Rooms:** 5 Rooms/3 Bedrooms/1 Bathroom

**Gross Living Area:** 1,144 Square Feet

**Basement:** Full

**Heat/AC:** Warm Air Space Heater/None

**Interior Finish:** Assumed Standard

**Kitchen/Baths:** Semi-Modern

**Interior Extras:** Fireplace

**Deferred Maintenance:** None Noted

**Additional Dwelling Comments:** Granted Waiver for Year Round Use

**Assessed Value:** Land \$421,600 – Building \$46,900 – Total \$468,500

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Year round dwelling in average condition that has views of Essex Bay and is across street from public beach.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 138 Conomo Point Road **Map/Parcel:** 24/37  
**Inspection:** Exterior **Date Inspected:** 8/8/11  
**Location:** Inside Lot on Conomo Point Road in North Section of Conomo Point  
**Zoning:** Assumed Seasonal Cottage Sub-Dist.-Legal, Pre-Existing, Non-Conforming Lot  
**Access/ Egress:** Average  
**Land Area/Frontage:** 5,270 Square Feet/Assumed Less than 60 Feet  
**Water Frontage/View:** None/Other Dwellings and Essex Bay  
**Shape/Grade/Soil:** Rectangular/Level/Sandy  
**Parking/Landscaping:** Minimal/Minimal  
**Utilities:** Town Water-Assume Private Well or Cistern/Septic – Failed T5  
**Easements, Encroachments & Other Adverse Conditions:** None Noted  
**Additional Site Comments:** Uninterrupted View of Essex Bay across Conomo Point Road and Across Street from Public Beach. Also Backs Up to Middle Street.  
**Improvements/Use/Style:** Dwelling/Year Round Dwelling/Cottage  
**Actual Age:** 1960  
**Number of Stories:** 1 Story  
**Exterior Extras:** Two Open Covered Screen Porches, One Car Garage Under  
**Quality/Condition:** Average/Poor  
**Rooms:** 5 Rooms/3 Bedrooms/2 Bathrooms  
**Gross Living Area:** 2,285 Square Feet  
**Basement:** None  
**Heat/AC:** None/None  
**Interior Finish:** Cottage  
**Kitchen/Baths:** Semi-Modern  
**Interior Extras:** Fireplace  
**Deferred Maintenance:** Reflected in Condition  
**Additional Dwelling Comments:** Open to Weather–Granted Waiver Year Round Use  
**Assessed Value:** Land \$419,500 – Building \$92,000 – Total \$511,500  
**Highest and Best Use:** Land for Redevelopment  
**Summary:** Year round dwelling in poor dilapidated condition that has views of Essex Bay and is across street from public beach. Leasehold currently on market for \$75,000.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 136 Comono Point Road

**Map/Parcel:** 24/38

**Inspection:** Exterior

**Date Inspected:** 8/8/11

**Location:** Inside Lot on Conomo Point Road in North Section of Conomo Point

**Zoning:** Assumed Seasonal Cottage Sub-Dist.-Legal, Pre-Existing, Non-Conforming Lot

**Access/ Egress:** Average

**Land Area/Frontage:** 3,920 Square Feet/Assumed Less than 60 Feet

**Water Frontage/View:** None/Other Dwellings and Essex Bay

**Shape/Grade/Soil:** Rectangular/Level/Sandy

**Parking/Landscaping:** Minimal/Minimal

**Utilities:** Town Water-Assume Private Well or Cistern/Septic – Passed T5 in 1998 but Assume Future Fail

**Easements, Encroachments & Other Adverse Conditions:** None Noted

**Additional Site Comments:** Uninterrupted View of Essex Bay across Conomo Point Road and Across Street from Public Beach. Also Backs Up to Middle Street.

**Improvements/Use/Style:** Dwelling/Year Round Dwelling/Cottage

**Actual Age:** 1960

**Number of Stories:** 1 and ½ Stories with Two Full Shed Dormers

**Exterior Extras:** Open Covered Porches, One Car Detached Garage

**Quality/Condition:** Average/Above Average (Good at Front/Below Average at Rear)

**Rooms:** 5 Rooms/3 Bedrooms/1 Bathroom

**Gross Living Area:** 1,959 Square Feet

**Basement:** None

**Heat/AC:** None/None

**Interior Finish:** Cottage

**Kitchen/Baths:** Semi-Modern

**Interior Extras:** Fireplace

**Deferred Maintenance:** Rear needs Painting.

**Additional Dwelling Comments:** Granted Waiver for Year Round Use

**Assessed Value:** Land \$409,200 – Building \$97,600 – Total \$506,800

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Year round dwelling in average condition that has views of Essex Bay and is across street from public beach.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 134 Conomo Point Road

**Map/Parcel:** 24/39

**Inspection:** Exterior

**Date Inspected:** 8/8/11

**Location:** Inside Lot on Conomo Point Road in North Section of Conomo Point

**Zoning:** Assumed Seasonal Cottage Sub-Dist.-Legal, Pre-Existing, Non-Conforming Lot

**Access/ Egress:** Average

**Land Area/Frontage:** 3,760 Square Feet/Less than 60 Feet

**Water Frontage/View:** None/Other Dwellings and Essex Bay

**Shape/Grade/Soil:** Rectangular/Level/Sandy

**Parking/Landscaping:** Minimal/Minimal

**Utilities:** Town Water/Septic – Passed T5 in 1998 but Assume Future Fail

**Easements, Encroachments & Other Adverse Conditions:** None Noted

**Additional Site Comments:** Uninterrupted View of Essex Bay across Conomo Point Road and Across Street from Public Beach. Also Backs Up to Middle Street.

**Improvements/Use/Style:** Dwelling/Seasonal Dwelling/Cottage

**Actual Age:** 1886

**Number of Stories:** 1 and ½ Stories with Two Full Shed Dormers

**Exterior Extras:** Open Covered Porch, Open Covered Screen Porch

**Quality/Condition:** Average/Average

**Rooms:** 5 Rooms/2 Bedrooms/1.5 Bathrooms

**Gross Living Area:** 1,326 Square Feet

**Basement:** Full

**Heat/AC:** Electric/None

**Interior Finish:** Cottage

**Kitchen/Baths:** Semi-Modern

**Interior Extras:** Fireplace

**Deferred Maintenance:** Sidewalls Need Painting and the Roof is Older.

**Additional Dwelling Comments:** None Noted

**Assessed Value:** Land \$407,900 – Building \$57,100 – Total \$465,000

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Seasonal dwelling in average condition that has views of Essex Bay and is across street from public beach.



## **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 130 Conomo Point Road

**Map/Parcel:** 24/41

**Inspection:** Exterior

**Date Inspected:** 8/8/11

**Location:** Inside Lot on Conomo Point Road in North Section of Conomo Point

**Zoning:** Assumed Seasonal Cottage Sub-District – Conforming Lot and Use

**Access/ Egress:** Average

**Land Area/Frontage:** 6,000 Square Feet/Assumed at Least 60 Feet

**Water Frontage/View:** None/Other Dwellings and Essex Bay

**Shape/Grade/Soil:** Rectangular/Level/Sandy

**Parking/Landscaping:** Minimal/Minimal

**Utilities:** Town Water/Unknown – Assumed Passed T5 in 1998, Assume Future Pass

**Easements, Encroachments & Other Adverse Conditions:** None Noted

**Additional Site Comments:** Uninterrupted View of Essex Bay across Conomo Point Road and Across Street from Public Beach. Also Backs Up to Middle Street.

**Improvements/Use/Style:** Dwelling/Seasonal Dwelling/NE Farm House

**Actual Age:** 1896

**Number of Stories:** 2 and ½ Stories with Three ½ Hip Dormers

**Exterior Extras:** Open Covered Porch, Open Covered Screen Porch

**Quality/Condition:** Average/Excellent

**Rooms:** 10 Rooms/5 Bedrooms/2 Bathrooms

**Gross Living Area:** 3,898 Square Feet

**Basement:** Full

**Heat/AC:** Electric/None

**Interior Finish:** Standard/Cottage

**Kitchen/Baths:** Semi-Modern

**Interior Extras:** Fireplace

**Deferred Maintenance:** None Noted

**Additional Dwelling Comments:** Excellent Condition – Completely Redone

**Assessed Value:** Land \$421,300 – Building \$379,200 – Total \$800,500

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Seasonal dwelling in excellent condition that has views of Essex Bay and is across street from public beach.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 126 Conomo Point Road  
**Map/Parcel:** 24/42  
**Inspection:** Exterior  
**Date Inspected:** 8/8/11  
**Location:** Inside Lot on Conomo Point Road in North Section of Conomo Point  
**Zoning:** Assumed Seasonal Cottage Sub-District – Conforming Lot and Use  
**Access/ Egress:** Average  
**Land Area/Frontage:** 6,700 Square Feet/Assumed at Least 60 Feet  
**Water Frontage/View:** None/Other Dwellings and Essex Bay  
**Shape/Grade/Soil:** Rectangular/Level/Sandy  
**Parking/Landscaping:** Minimal/Minimal  
**Utilities:** Town Water/Cesspool – Passed T5 in 1998 but Assume Future Fail  
**Easements, Encroachments & Other Adverse Conditions:** None Noted  
**Additional Site Comments:** Uninterrupted View of Essex Bay across Conomo Point Road and Across Street from Public Beach. Also Backs Up to Middle Street.  
**Improvements/Use/Style:** Dwelling/Seasonal Dwelling/Cottage  
**Actual Age:** 1888  
**Number of Stories:** 1 and ½ Stories with Two Full Shed Dormers  
**Exterior Extras:** Wrap-Around Open Covered Porch, Open Covered Porch, Screen Porch, 1 Car Detached Garage  
**Quality/Condition:** Average/Average  
**Rooms:** 5 Rooms/3 Bedrooms/1 Bathrooms  
**Gross Living Area:** 2,166 Square Feet  
**Basement:** Nonl  
**Heat/AC:** Electric/None  
**Interior Finish:** Cottage  
**Kitchen/Baths:** Semi-Modern  
**Interior Extras:** Fireplace  
**Deferred Maintenance:** None Noted  
**Additional Dwelling Comments:** Average Condition – Upgraded  
**Assessed Value:** Land \$422,700 – Building \$94,700 – Total \$517,400  
**Highest and Best Use:** Existing Improvement and Use  
**Summary:** Seasonal dwelling in average condition that has views of Essex Bay and is across street from public beach.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 124 Conomo Point Road

**Map/Parcel:** 24/43

**Inspection:** Exterior & Interior

**Date Inspected:** 8/8/11

**Location:** Inside Lot on Conomo Point Road in North Section of Conomo Point

**Zoning:** Assumed Seasonal Cottage Sub-Dist.-Legal, Pre-Existing, Non-Conforming Lot

**Access/ Egress:** Average

**Land Area/Frontage:** 5,900 Square Feet/Assumed at Least 60 Feet

**Water Frontage/View:** None/Other Dwellings and Essex Bay

**Shape/Grade/Soil:** Rectangular/Level/Sandy

**Parking/Landscaping:** Minimal/Minimal

**Utilities:** Town Water/Septic – Passed T5 in 1998 but Assume Future Fail

**Easements, Encroachments & Other Adverse Conditions:** None Noted

**Additional Site Comments:** Uninterrupted View of Essex Bay across Conomo Point Road and Across Street from Public Beach. Also Backs Up to Middle Street.

**Improvements/Use/Style:** Dwelling/Seasonal Dwelling/Cottage

**Actual Age:** 1896

**Number of Stories:** 1 and ½ Stories with Several ½ Hip Dormers

**Exterior Extras:** Two Open Covered Screen Porches, Detached Storage Shed

**Quality/Condition:** Average/Below Average

**Rooms:** 7 Rooms/4 Bedrooms/1.5 Bathrooms

**Gross Living Area:** 2,283 Square Feet

**Basement:** None

**Heat/AC:** Space Heater/None

**Interior Finish:** Cottage

**Kitchen/Baths:** Semi-Modern

**Interior Extras:** Fireplace with Wood Stove

**Deferred Maintenance:** Older Roof, Rotted Gutters & Stairs

**Additional Dwelling Comments:** Fair Condition – Upgraded

**Assessed Value:** Land \$421,000 – Building \$98,300 – Total \$519,300

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Seasonal dwelling in below average condition that has views of Essex Bay and is across street from public beach.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 122 Conomo Point Road

**Map/Parcel:** 24/44

**Inspection:** Exterior

**Date Inspected:** 8/8/11

**Location:** Inside Lot on Conomo Point Road in North Section of Conomo Point

**Zoning:** Assumed Seasonal Cottage Sub-Dist.-Legal, Pre-Existing, Non-Conforming Lot

**Access/ Egress:** Average

**Land Area/Frontage:** 4,900 Square Feet/Assumed at Least 60 Feet

**Water Frontage/View:** None/Other Dwellings and Essex Bay

**Shape/Grade/Soil:** Rectangular/Level/Sandy

**Parking/Landscaping:** Minimal/Minimal

**Utilities:** Town Water/Septic – Passed T5 in 1998 but Assume Future Fail

**Easements, Encroachments & Other Adverse Conditions:** None Noted

**Additional Site Comments:** Uninterrupted View of Essex Bay across Conomo Point Road and Across Street from Public Beach. Also Backs Up to Middle Street.

**Improvements/Use/Style:** Dwelling/Seasonal Dwelling/Cottage

**Actual Age:** 1898

**Number of Stories:** 1 and ½ Stories

**Exterior Extras:** Open Covered Screen Porch

**Quality/Condition:** Average/Average

**Rooms:** 8 Rooms/5 Bedrooms/1.5 Bathrooms

**Gross Living Area:** 1,613 Square Feet

**Basement:** None

**Heat/AC:** Space Heater/None

**Interior Finish:** Cottage

**Kitchen/Baths:** Semi-Modern

**Interior Extras:** Fireplace

**Deferred Maintenance:** None Noted

**Assessed Value:** Land \$418,000 – Building \$51,500 – Total \$469,500

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Seasonal dwelling in average condition that has views of Essex Bay and is across street from public beach. In common ownership with 159 Conomo Pt.Rd. (24/15A)



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 120 Conomo Point Road  
**Map/Parcel:** 24/45  
**Inspection:** Exterior  
**Date Inspected:** 8/8/11  
**Location:** Corner of Conomo Point Road & Middle Road in North Section of CP  
**Zoning:** Assumed Seasonal Cottage Sub-Dist.-Legal, Pre-Existing, Non-Conforming Lot  
**Access/ Egress:** Average  
**Land Area/Frontage:** 5,200 Square Feet/Assumed at Least 60 Feet  
**Water Frontage/View:** None/Other Dwellings and Essex Bay  
**Shape/Grade/Soil:** Irregular/Level/Sandy  
**Parking/Landscaping:** Minimal/Minimal  
**Utilities:** Town Water/Cesspool – Passed T5 in 1998 but Assume Future Fail  
**Easements, Encroachments & Other Adverse Conditions:** None Noted  
**Additional Site Comments:** Uninterrupted View of Essex Bay across Conomo Point Road and Across Street from Public Beach. Also Backs Up to Middle Street.  
**Improvements/Use/Style:** Dwelling/Seasonal Dwelling/Cottage  
**Actual Age:** 1899  
**Number of Stories:** 1 Story  
**Exterior Extras:** Open Covered Screen Porch, Detached 1 Car Garage  
**Quality/Condition:** Average/Average  
**Rooms:** 6 Rooms/4 Bedrooms/1 Bathroom  
**Gross Living Area:** 1,307 Square Feet  
**Basement:** None  
**Heat/AC:** Space Heater/None  
**Interior Finish:** Cottage  
**Kitchen/Baths:** Semi-Modern  
**Interior Extras:** Fireplace  
**Deferred Maintenance:** None Noted  
**Additional Dwelling Comments:** None Noted  
**Assessed Value:** Land \$419,500 – Building \$59,000 – Total \$478,500  
**Highest and Best Use:** Existing Improvement and Use  
**Summary:** Seasonal dwelling in average condition that has views of Essex Bay and is across street from public beach.



## **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 39 Middle Road

**Map/Parcel:** 19/81

**Inspection:** Exterior

**Date Inspected:** 8/10/11

**Location:** Corner of Conomo Point Road & Middle Road in North Section of CP

**Zoning:** Assumed Seasonal Cottage Sub-Dist.-Legal, Pre-Existing, Non-Conforming Lot

**Access/ Egress:** Average

**Land Area/Frontage:** 3,250 Square Feet/Less than 60 Feet

**Water Frontage/View:** Fronts Marshland/Other Dwellings and Marshland

**Shape/Grade/Soil:** Rectangular/Level/Sandy-Wet

**Parking/Landscaping:** Minimal/Minimal

**Utilities:** Town Water/Unknown – Assumed Failed T5

**Easements, Encroachments & Other Adverse Conditions:** In Flood Zone

**Additional Site Comments:** Abuts significant Marshland Vegetation. Adjacent to Beach

**Improvements/Use/Style:** Dwelling/Seasonal Dwelling/Cottage

**Actual Age:** 1910

**Number of Stories:** 1 & 1-3/4 Stories

**Exterior Extras:** Two Open Decks, Open Roof Deck (No Rails), Detached Screen Porch (Poor), Detached Storage Shed, Attached Storage Shed, Outdoor Shower

**Quality/Condition:** Average/Fair

**Rooms:** 5 Rooms/2 Bedrooms/1 Bathroom

**Gross Living Area:** 1,238 Square Feet

**Basement:** None

**Heat/AC:** None Noted/None

**Interior Finish:** Cottage

**Kitchen/Baths:** Semi-Modern

**Interior Extras:** None

**Deferred Maintenance:** Reflected in Condition

**Additional Dwelling Comments:** None Noted

**Assessed Value:** Land \$288,100 – Building \$49,000 – Total \$337,100

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Seasonal dwelling in fair condition.



## **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 2 Conomo Lane

**Map/Parcel:** 19/82

**Inspection:** Exterior

**Date Inspected:** 8/10/11

**Location:** Corner of Conomo Lane & Middle Road in North Section of Conomo Point

**Zoning:** Assumed Seasonal Cottage Sub-Dist.-Legal, Pre-Existing, Non-Conforming Lot

**Access/ Egress:** Average

**Land Area/Frontage:** 5,600 Square Feet/Assumed at Least 60 Feet

**Water Frontage/View:** None/Other Dwellings and Marshland

**Shape/Grade/Soil:** Rectangular/Slopes Down/Sandy

**Parking/Landscaping:** Minimal/Minimal

**Utilities:** Town Water/Cesspool – Failed T5

**Easements, Encroachments & Other Adverse Conditions:** None Noted

**Additional Site Comments:** Adjacent to Beach

**Improvements/Use/Style:** Dwelling/Seasonal Dwelling/Cottage

**Actual Age:** 1920

**Number of Stories:** 1 & ½ Stories with Two Shed Dormers

**Exterior Extras:** Open Covered Porch, Open Covered Screen Porch

**Quality/Condition:** Average/Average

**Rooms:** 6 Rooms/4 Bedrooms/1 Bathroom

**Gross Living Area:** 1,340 Square Feet

**Basement:** Full – Walk Out at Rear - Storage

**Heat/AC:** Space Heater/None

**Interior Finish:** Cottage

**Kitchen/Baths:** Semi-Modern

**Interior Extras:** None

**Deferred Maintenance:** Reflected in Condition

**Additional Dwelling Comments:** None Noted

**Assessed Value:** Land \$240,200 – Building \$61,100 – Total \$301,300

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Seasonal dwelling in average condition.



## **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 4 Conomo Lane

**Map/Parcel:** 19/83

**Inspection:** Exterior

**Date Inspected:** 8/10/11

**Location:** Inside Lot on Conomo Lane in North Section of Conomo Point

**Zoning:** Assumed Seasonal Cottage Sub-Dist.-Legal, Pre-Existing, Non-Conforming Lot

**Access/ Egress:** Average

**Land Area/Frontage:** Assumed 8,000 SF (4,500 SF in Town Records)/Less than 60 Feet

**Water Frontage/View:** None/Other Dwellings and Marshland

**Shape/Grade/Soil:** Rectangular/Slopes Down/Sandy

**Parking/Landscaping:** Minimal/Minimal

**Utilities:** Town Water-Private Well/Cesspool—Passed T5 in 1998 but Assume Future Fail

**Easements, Encroachments & Other Adverse Conditions:** None Noted

**Additional Site Comments:** None Noted

**Improvements/Use/Style:** Dwelling/Year Round Dwelling/Cottage

**Actual Age:** 1890

**Number of Stories:** 2 Stories

**Exterior Extras:** Open Covered Screen Porch, Open Deck

**Quality/Condition:** Average/Good

**Rooms:** 5 Rooms/2 Bedrooms/1 1/2 Bathroom

**Gross Living Area:** 1,190 Square Feet

**Basement:** Crawl

**Heat/AC:** Electric/None

**Interior Finish:** Cottage

**Kitchen/Baths:** Semi-Modern

**Interior Extras:** None

**Deferred Maintenance:** Reflected in Condition

**Additional Dwelling Comments:** Granted Waiver for Year Round Use

**Assessed Value:** Land \$236,800 – Building \$142,700 – Total \$379,500

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Year round dwelling in good condition. Leasehold is currently on market for \$210,000.



## **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 8 Conomo Lane

**Map/Parcel:** 19/84

**Inspection:** Exterior

**Date Inspected:** 8/10/11

**Location:** End of Conomo Lane

**Zoning:** Assumed Seasonal Cottage Sub-District – Conforming Lot and Use

**Access/ Egress:** Fair at End of Dead End Street in North Section of CP

**Land Area/Frontage:** 8,400 Square Feet/Assumed at Least 60 Feet

**Water Frontage/View:** Backs Up to Marshland/Other Dwellings and Marshland

**Shape/Grade/Soil:** Rectangular/Slopes Down/Sandy-Marshy-Ledge

**Parking/Landscaping:** Minimal/Minimal

**Utilities:** Town Water-Assumed Private Well or Cistern/Septic – Failed T5

**Easements, Encroachments & Other Adverse Conditions:** None Noted

**Additional Site Comments:** None Noted

**Improvements/Use/Style:** Dwelling (1) & Accessory Structure (2) /Seasonal Dwelling/Cottage

**Actual Age:** 1890

**Number of Stories:** 1 & ½ Stories with Two Full Shed Dormers (1) and 1 Story & Loft

**Exterior Extras:** (1) Enclosed Porch, (2) 1 Car Attached Garage

**Quality/Condition:** Average/Average (1), Below Average (2)

**Rooms:** (1) 8 Rooms/4 Bedrooms/1.5 Bathroom, (2) 2 Rooms/0 Bedrooms/ 0 Baths

**Gross Living Area:** (1) 1,448 Square Feet, (2) 536 Square Feet

**Basement:** (1) Partial, (2) None

**Heat/AC:** (1) Space Heater, (2) None/None

**Interior Finish:** Cottage

**Kitchen/Baths:** (1) Semi-Modern, (2) None Noted

**Interior Extras:** None Noted

**Deferred Maintenance:** Reflected in Condition

**Additional Dwelling Comments:** Granted Waiver for Year Round Use

**Assessed Value:** Land \$243,800 – Building \$144,900 – Total \$388,700

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Seasonal dwelling in average condition plus detached accessory structure/garage in below average condition. It has below average access at end of dead end street.



**DESCRIPTION OF THE SUBJECT PROPERTY (Continued)**

**Address:** 8 Conomo Lane

**Map/Parcel:** 19/84



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 187 Conomo Point Road

**Map/Parcel:** 19/85

**Inspection:** Exterior

**Date Inspected:** 8/10/11

**Location:** Inside Lot on Conomo Lane in North Section of Conomo Point

**Zoning:** Assumed Seasonal Cottage Sub-District - Conforming Lot and Use

**Access/ Egress:** Average

**Land Area/Frontage:** 8,050 Square Feet/More than 60 Feet

**Water Frontage/View:** None/Other Dwellings and Essex Bay

**Shape/Grade/Soil:** Irregular/Slopes Up from Conomo Point Road/Ledge

**Parking/Landscaping:** Minimal/Minimal

**Utilities:** Town Water-Assume Private Well or Cistern/Cesspool–Passed T5 in 1998 but Assume Future Fail

**Easements, Encroachments & Other Adverse Conditions:** None Noted

**Additional Site Comments:** Backs Up to Middle Road

**Improvements/Use/Style:** Dwelling/Year Round Dwelling/Cottage

**Actual Age:** 1915

**Number of Stories:** 1, 1.5 and 2 Stories with Two Half Hip Dormers

**Exterior Extras:** Open Covered Porch, 2 Sheds, Outdoor Shower

**Quality/Condition:** Average/Good

**Rooms:** 6 Rooms/4 Bedrooms/1.5 Bathrooms

**Gross Living Area:** 1,955 Square Feet

**Basement:** Partial

**Heat/AC:** Space Heater/None

**Interior Finish:** Standard

**Kitchen/Baths:** Semi-Modern

**Interior Extras:** Fireplace

**Deferred Maintenance:** Older Roof, Some Rotted Gutters

**Additional Dwelling Comments:** Granted Waiver for Year Round Use

**Assessed Value:** Land \$425,800 – Building \$200,700 – Total \$626,500

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Year round dwelling in good condition with good views of Essex Bay.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 114 Conomo Point Road

**Map/Parcel:** 19/86

**Inspection:** Exterior

**Date Inspected:** 8/10/11

**Location:** Inside Lot on Conomo Lane in North Section of Conomo Point

**Zoning:** Assumed Seasonal Cottage Sub-District – Conforming Lot and Use

**Access/ Egress:** Average

**Land Area/Frontage:** 9,000 Square Feet/More than 60 Feet

**Water Frontage/View:** None/Other Dwellings and Essex Bay

**Shape/Grade/Soil:** Irregular/Slopes Up from Conomo Point Road/Ledge

**Parking/Landscaping:** Minimal/Minimal

**Utilities:** Town Water-Assume Private Well or Cistern/Septic – Failed T5

**Easements, Encroachments & Other Adverse Conditions:** None Noted

**Additional Site Comments:** Backs Up to Middle Road

**Improvements/Use/Style:** Dwelling/Year Round Dwelling/Ranch

**Actual Age:** 1965

**Number of Stories:** 1 Story

**Exterior Extras:** Open Deck, Detached Shed

**Quality/Condition:** Average/Above Average

**Rooms:** 5 Rooms/3 Bedrooms/1 Bathroom

**Gross Living Area:** 768 Square Feet

**Basement:** Full – Partially at Grade

**Heat/AC:** Electric/None

**Interior Finish:** Standard

**Kitchen/Baths:** Semi-Modern

**Interior Extras:** None Noted

**Deferred Maintenance:** None Noted

**Additional Dwelling Comments:** Granted Waiver for Year Round Use

**Assessed Value:** Land \$427,900 – Building \$46,200 – Total \$474,100

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Year round dwelling in above average condition with good views of Essex Bay.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 110 Conomo Point Road **Map/Parcel:** 19/88  
**Inspection:** Exterior **Date Inspected:** 8/10/11  
**Location:** Corner of Conomo Point Road and Middle Road in North Section of CP  
**Zoning:** Assumed Seasonal Cottage Sub-District – Conforming Lot and Use  
**Access/ Egress:** Average  
**Land Area/Frontage:** 7,850 Square Feet/More than 60 Feet  
**Water Frontage/View:** None/Other Dwellings and Obstructed Essex Bay  
**Shape/Grade/Soil:** Irregular/Level/Low Land  
**Parking/Landscaping:** Minimal/Minimal  
**Utilities:** Town Water-Assume Private Well or Cistern/Septic–Passed T5 in 1998 but Assume Future Fail  
**Easements, Encroachments & Other Adverse Conditions:** In Flood Zone  
**Additional Site Comments:** Below Average Privacy at Beginning of Conomo Point “North”  
**Improvements/Use/Style:** Dwelling/Year Round Dwelling/Contemporary  
**Actual Age:** 1979  
**Number of Stories:** 2 Stories  
**Exterior Extras:** Open Covered Screen Porch, 2 Car Attached Garage  
**Quality/Condition:** Average/Average  
**Rooms:** 5 Rooms/3 Bedrooms/2 Bathrooms  
**Gross Living Area:** 1,884 Square Feet  
**Basement:** Crawl Space  
**Heat/AC:** Electric/None  
**Interior Finish:** Standard  
**Kitchen/Baths:** Semi-Modern  
**Interior Extras:** None Noted  
**Deferred Maintenance:** None Noted  
**Additional Dwelling Comments:** Upside Down Floor Plan-Granted Waiver for Year Round Use  
**Assessed Value:** Land \$303,700 – Building \$175,100 – Total \$478,800  
**Highest and Best Use:** Existing Improvement and Use  
**Summary:** Year round dwelling in average condition on low land with flooding issues that lacks privacy.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** Conomo Point Road

**Map/Parcel:** 19/89

**Inspection:** Exterior

**Date Inspected:** 8/10/11

**Location:** Inside Lot on Conomo Point Road in North Section of Conomo Point

**Zoning:** Assumed Seasonal Cottage Sub-District - Non-Conforming Lot

**Access/ Egress:** Average

**Land Area/Frontage:** 5,850 SF (1,463 SF Upland)/Assumed at Least 60 Feet

**Water Frontage/View:** Esses Bay/Other Dwellings & Essex Bay

**Shape/Grade/Soil:** Rectangular/Level /Mostly Marshland – 75% Marsh

**Parking/Landscaping:** Minimal/Minimal

**Utilities:** No Water & No Sewer

**Easements, Encroachments & Other Adverse Conditions:** In Flood Zone-Protected

**Additional Site Comments:** Small Upland Area Close to Street

**Improvements/Use/Style:** None/Vacant Land/Not Applicable

**Actual Age:** Not Applicable

**Number of Stories:** Not Applicable

**Exterior Extras:** Not Applicable

**Quality/Condition:** Not Applicable/Not Applicable

**Rooms:** Not Applicable

**Gross Living Area:** Not Applicable

**Basement:** Not Applicable

**Heat/AC:** Not Applicable

**Interior Finish:** Not Applicable

**Kitchen/Baths:** Not Applicable

**Interior Extras:** Not Applicable

**Deferred Maintenance:** Not Applicable

**Additional Dwelling Comments:** Not Applicable

**Assessed Value:** Land \$17,200

**Highest and Best Use:** Unbuildable lot for Accessory/Surplus Use

**Summary:** Vacant land. Common ownership with 115 Conomo Point Road (19/91). Soil is upland next to street than marshland down to Essex Bay.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 115 Conomo Point Road **Map/Parcel:** 19/91  
**Inspection:** Exterior **Date Inspected:** 8/10/11  
**Location:** Inside Lot on Conomo Point Road in North Section of Conomo Point  
**Zoning:** Assumed Seasonal Cottage Sub-District –Conforming Lot and Use  
**Access/ Egress:** Average  
**Land Area/Frontage:** 6,715 Square Feet/Assumed at Least 60 Feet  
**Water Frontage/View:** Essex Bay/Other Dwellings and Essex Bay  
**Shape/Grade/Soil:** Irregular/Level/Ledge  
**Parking/Landscaping:** Minimal/Minimal  
**Utilities:** Town Water/Cesspools–Failed T5 but Soil Tested as Suitable for New System.  
**Easements, Encroachments & Other Adverse Conditions:** In Flood Zone-Protected  
**Additional Site Comments:** Rear Yard is Protected by Masonry Seawall  
**Improvements/Use/Style:** Dwelling/Seasonal Dwelling/Cottage  
**Actual Age:** 1890  
**Number of Stories:** 1 and 2 Stories  
**Exterior Extras:** Open Wood Deck, Open Covered Porch, 1 Car Attached Garage, Wood Dock and Wood Float  
**Quality/Condition:** Average/Above Average  
**Rooms:** 5 Rooms/3 Bedrooms/2 Bathrooms  
**Gross Living Area:** 1,940 Square Feet  
**Basement:** None  
**Heat/AC:** Space Heater/None  
**Interior Finish:** Cottage  
**Kitchen/Baths:** Semi-Modern  
**Interior Extras:** None Noted  
**Deferred Maintenance:** None Noted  
**Additional Dwelling Comments:** None Noted  
**Assessed Value:** Land \$483,100 – Building \$181,300 – Total \$664,400  
**Highest and Best Use:** Existing Improvement and Use  
**Summary:** Waterfront seasonal dwelling in above average condition. Common ownership with Conomo Point Road (19/89).



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 111 Conomo Point Road

**Map/Parcel:** 19/92

**Inspection:** Exterior

**Date Inspected:** 8/10/11

**Location:** Inside Lot on Conomo Point Road in North Section of Conomo Point

**Zoning:** Assumed Seasonal Cottage Sub-Dist.-Legal, Pre-Existing, Non-Conforming Lot

**Access/ Egress:** Average

**Land Area/Frontage:** 4,800 Square Feet/Assumed at Least 60 Feet

**Water Frontage/View:** Essex Bay/Other Dwellings and Essex Bay

**Shape/Grade/Soil:** Irregular/Level/Ledge

**Parking/Landscaping:** Minimal/Minimal

**Utilities:** Town Water/Cesspool – Failed T5

**Easements, Encroachments & Other Adverse Conditions:** In Flood Zone-Protected

**Additional Site Comments:** Rear Yard is Protected by Masonry Seawall

**Improvements/Use/Style:** Dwelling/Seasonal Dwelling/Cottage

**Actual Age:** 1890

**Number of Stories:** 1 and ½ Stories with Two Full Shed Dormers

**Exterior Extras:** Open Wood Deck, Open Covered Porch, Outdoor Shower

**Quality/Condition:** Average/Above Average

**Rooms:** 4 Rooms/3 Bedrooms/1 Bathrooms

**Gross Living Area:** 1,240 Square Feet

**Basement:** None

**Heat/AC:** Electric/None

**Interior Finish:** Cottage

**Kitchen/Baths:** Semi-Modern

**Interior Extras:** Fireplace

**Deferred Maintenance:** None Noted

**Additional Dwelling Comments:** None Noted

**Assessed Value:** Land \$476,700 – Building \$130,100 – Total \$606,800

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Waterfront seasonal dwelling in above average condition.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 109 Conomo Point Road  
**Map/Parcel:** 19/93  
**Inspection:** Exterior & Interior  
**Date Inspected:** 8/10/11  
**Location:** Inside Lot on Conomo Point Road at Beginning of North Section of Area  
**Zoning:** Assumed Seasonal Cottage Sub-District – Conforming Lot and Use  
**Access/ Egress:** Average in North Section of Conomo Point  
**Land Area/Frontage:** 12,500 Square Feet/More than 60 Feet  
**Water Frontage/View:** Essex Bay/Other Dwellings and Essex Bay  
**Shape/Grade/Soil:** Irregular/Level/Ledge & Upland  
**Parking/Landscaping:** Minimal/Minimal  
**Utilities:** Town Water/Cesspool – Failed T5  
**Easements, Encroachments & Other Adverse Conditions:** In Flood Zone  
**Additional Site Comments:** Rear Yard is Protected by Masonry Seawall  
**Improvements/Use/Style:** Dwelling/Seasonal Dwelling/Colonial  
**Actual Age:** 1888  
**Number of Stories:** 2 Stories  
**Exterior Extras:** Oversize Masonry Patio, Wood Dock, Wood Float, 2 Car Detached Garage  
**Quality/Condition:** Average/Good  
**Rooms:** 8 Rooms/4 Bedrooms/1 Bathroom  
**Gross Living Area:** 2,191 Square Feet  
**Basement:** None  
**Heat/AC:** Electric/None  
**Interior Finish:** Standard  
**Kitchen/Baths:** Modern  
**Interior Extras:** Fireplace  
**Deferred Maintenance:** None Noted  
**Additional Dwelling Comments:** None Noted  
**Assessed Value:** Land \$497,400 – Building \$239,500 – Total \$736,900  
**Highest and Best Use:** Existing Improvement and Use  
**Summary:** Waterfront dwelling in good condition with excellent waterfront and view of Essex Bay.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 30 Robbins Island Road

**Map/Parcel:** 19/65

**Inspection:** Exterior & Interior

**Date Inspected:** 8/10/11

**Location:** Robbins Island Section of Conomo Point

**Zoning:** Assumed Seasonal Cottage Sub-District – Conforming Lot and Use

**Access/ Egress:** Below Average

**Land Area/Frontage:** 6,000 Square Feet/Assuming at Least 60 Feet

**Water Frontage/View:** Marshland/Other Dwellings and Marshland

**Shape/Grade/Soil:** Irregular/Level/Upland-Low Land-Marshland – 20% Marsh

**Parking/Landscaping:** Minimal/Poor-Overgrown

**Utilities:** Town Water/Septic – Passed T5 in 1998 but Assume Future Fail

**Easements, Encroachments & Other Adverse Conditions:** In Flood Zone

**Additional Site Comments:** Isolated Lot on Robbins Island

**Improvements/Use/Style:** Dwelling/Seasonal Dwelling/Colonial

**Actual Age:** 1929

**Number of Stories:** 2 Stories

**Exterior Extras:** Wood Deck

**Quality/Condition:** Average/Average

**Rooms:** 7 Rooms/4 Bedrooms/1 Bathroom

**Gross Living Area:** 1,206 Square Feet

**Basement:** None

**Heat/AC:** None/None

**Interior Finish:** Standard

**Kitchen/Baths:** Modern

**Interior Extras:** Fireplace

**Deferred Maintenance:** Needs Interior and Exterior Repairs

**Additional Dwelling Comments:** Dwelling Built close to Marshland

**Assessed Value:** Land \$220,700 – Building \$72,300 – Total \$293,000

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Marsh front dwelling built close to marshland in average condition needing numerous repairs in isolated area of Robbins Island on overgrown lot.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 34 Robbins Island Road

**Map/Parcel:** 19/66

**Inspection:** Exterior & Interior

**Date Inspected:** 8/10/11

**Location:** Robbins Island Section of Conomo Point

**Zoning:** Assumed Seasonal Cottage Sub-Dist.-Legal, Pre-Existing, Non-Conforming Lot

**Access/ Egress:** Below Average

**Land Area/Frontage:** 4,950 Square Feet/Assuming at Least 60 Feet

**Water Frontage/View:** Marshland/Other Dwellings and Marshland

**Shape/Grade/Soil:** Irregular/Sloping/Upland

**Parking/Landscaping:** Minimal/Minimum

**Utilities:** Town Water/Cesspool – Failed T5

**Easements, Encroachments & Other Adverse Conditions:** In Flood Zone

**Additional Site Comments:** None Noted

**Improvements/Use/Style:** Dwelling/Seasonal Dwelling/Cottage

**Actual Age:** 1926

**Number of Stories:** 1 Story

**Exterior Extras:** Open Covered Screen Porch, 2 Car Attached Garage

**Quality/Condition:** Average/Above Average

**Rooms:** 4 Rooms/2 Bedrooms/1 Bathroom

**Gross Living Area:** 904 Square Feet

**Basement:** None

**Heat/AC:** None/None

**Interior Finish:** Standard

**Kitchen/Baths:** Modern

**Interior Extras:** None

**Deferred Maintenance:** None Noted

**Additional Dwelling Comments:** None Noted

**Assessed Value:** Land \$358,700 – Building \$52,400 – Total \$411,100

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Seasonal cottage in above average condition.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 34A Robbins Island Road  
**Map/Parcel:** 19/67  
**Inspection:** Exterior & Interior  
**Date Inspected:** 8/10/11  
**Location:** Robbins Island Section of Conomo Point  
**Zoning:** Assumed Seasonal Cottage Sub-Dist.-Legal, Pre-Existing, Non-Conforming Lot  
**Access/ Egress:** Below Average  
**Land Area/Frontage:** 7,200 Square Feet/None  
**Water Frontage/View:** Marshland/Other Dwellings and Marshland  
**Shape/Grade/Soil:** Irregular/Level/Upland  
**Parking/Landscaping:** Minimal/Minimum  
**Utilities:** Town Water/Cesspool – Failed T5  
**Easements, Encroachments & Other Adverse Conditions:** In Flood Zone  
**Additional Site Comments:** Rear Lot  
**Improvements/Use/Style:** Dwelling/Seasonal Dwelling/Cottage  
**Actual Age:** 1920  
**Number of Stories:** 1 and ½ Stories with Shed Dormer  
**Exterior Extras:** Open Covered Porch, Finished Boathouse/Storage (180 square feet)  
**Quality/Condition:** Average/Above Average  
**Rooms:** 4 Rooms/2 Bedrooms/1 Bathroom  
**Gross Living Area:** 917 Square Feet  
**Basement:** None  
**Heat/AC:** None/None  
**Interior Finish:** Standard  
**Kitchen/Baths:** Modern  
**Interior Extras:** Fireplace  
**Deferred Maintenance:** None Noted  
**Additional Dwelling Comments:** None Noted  
**Assessed Value:** Land \$363,300 – Building \$74,800 – Total \$438,100  
**Highest and Best Use:** Existing Improvement and Use  
**Summary:** Seasonal cottage in above average condition with partially finished boathouse that serves as guest sleeping quarters. Open marsh view.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 36 Robbins Island Road

**Map/Parcel:** 19/68

**Inspection:** Exterior

**Date Inspected:** 8/10/11

**Location:** Robbins Island Section of Conomo Point

**Zoning:** Assumed Seasonal Cottage Sub-Dist.-Legal, Pre-Existing, Non-Conforming Lot

**Access/ Egress:** Below Average

**Land Area/Frontage:** 5,500 Square Feet/Less than 60 Feet

**Water Frontage/View:** Marshland/Other Dwellings and Marshland

**Shape/Grade/Soil:** Irregular/Level/Upland

**Parking/Landscaping:** Minimal/Minimum

**Utilities:** Town Water/Septic – Passed T5 in 1998 but Assume Future Fail

**Easements, Encroachments & Other Adverse Conditions:** In Flood Zone

**Additional Site Comments:** Rear Lot

**Improvements/Use/Style:** Dwelling/Seasonal Dwelling/Nondescript Cottage

**Actual Age:** 1918

**Number of Stories:** 1 and ½ Stories

**Exterior Extras:** Open Deck, Open Roof Deck, Detached Storage Shed

**Quality/Condition:** Average/Above Average

**Rooms:** 4 Rooms/2 Bedrooms/1 Bathroom

**Gross Living Area:** 872 Square Feet

**Basement:** Partial – Walk Out

**Heat/AC:** None/None

**Interior Finish:** Cottage

**Kitchen/Baths:** Semi-Modern

**Interior Extras:** None

**Deferred Maintenance:** None Noted

**Additional Dwelling Comments:** None Noted

**Assessed Value:** Land \$360,100 – Building \$100,900 – Total \$461,000

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Seasonal cottage in above average condition with open marsh view.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 38 Robbins Island Road

**Map/Parcel:** 19/69

**Inspection:** Exterior

**Date Inspected:** 8/10/11

**Location:** Robbins Island Section of Conomo Point

**Zoning:** Assumed Seasonal Cottage Sub-Dist.-Legal, Pre-Existing, Non-Conforming Lot

**Access/ Egress:** Below Average

**Land Area/Frontage:** 4,048 Square Feet/Less than 60 Feet

**Water Frontage/View:** Marshland-Essex Bay/Other Dwellings and Marshland

**Shape/Grade/Soil:** Irregular/Level/Upland-Ledge

**Parking/Landscaping:** Minimal/Minimum

**Utilities:** Town Water/Septic – Passed T5 in 1998 but Assume Future Fail

**Easements, Encroachments & Other Adverse Conditions:** In Flood Zone

**Additional Site Comments:** Rear Lot

**Improvements/Use/Style:** Dwelling/Seasonal Dwelling/ Cottage

**Actual Age:** 1898

**Number of Stories:** 1 and ½ Stories

**Exterior Extras:** Open Covered Screen Porch

**Quality/Condition:** Average/Average

**Rooms:** 5 Rooms/3 Bedrooms/1 Bathroom

**Gross Living Area:** 659 Square Feet

**Basement:** None

**Heat/AC:** None/None

**Interior Finish:** Cottage

**Kitchen/Baths:** Semi-Modern

**Interior Extras:** None

**Deferred Maintenance:** None Noted

**Additional Dwelling Comments:** Open Covered Screen Porch is Newer

**Assessed Value:** Land \$410,400 – Building \$71,800 – Total \$482,200

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Seasonal cottage in average condition with open marsh and bay view.



## **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 40 Robbins Island Road

**Map/Parcel:** 19/70

**Inspection:** Exterior & Interior

**Date Inspected:** 8/10/11

**Location:** Robbins Island Section of Conomo Point

**Zoning:** Assumed Seasonal Cottage Sub-Dist.-Legal, Pre-Existing, Non-Conforming Lot

**Access/ Egress:** Below Average

**Land Area/Frontage:** 4,400 Square Feet/Less than 60 Feet

**Water Frontage/View:** Marshland- Essex Bay/Other Dwellings and Essex Bay

**Shape/Grade/Soil:** Irregular/Level/Upland-Ledge-Marshland

**Parking/Landscaping:** Minimal/Minimum

**Utilities:** Town Water-Cistern in Garage/Septic–Passed T5 in 1998 Assume Future Fail

**Easements, Encroachments & Other Adverse Conditions:** In Flood Zone

**Additional Site Comments:** Stone Wall Protected Level Rear Yard

**Improvements/Use/Style:** Dwelling/Seasonal Dwelling/Cottage

**Actual Age:** 1890

**Number of Stories:** 2 Stories

**Exterior Extras:** 1 Car Detached Garage/Storage Shed, Shared Dock

**Quality/Condition:** Average/Above Average

**Rooms:** 7 Rooms/3 Bedrooms/1 Bathroom

**Gross Living Area:** 1,680 Square Feet

**Basement:** None

**Heat/AC:** None/None

**Interior Finish:** Cottage

**Kitchen/Baths:** Semi-Modern

**Interior Extras:** None

**Deferred Maintenance:** None Noted

**Additional Dwelling Comments:** Granted Waiver for Year Round Use

**Assessed Value:** Land \$413,600 – Building \$145,000 – Total \$558,600

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Seasonal cottage in above average condition with open marsh & bay view.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 42 Robbins Island Road

**Map/Parcel:** 19/71

**Inspection:** Exterior & Interior

**Date Inspected:** 8/10/11

**Location:** Robbins Island Section of Conomo Point

**Zoning:** Assumed Seasonal Cottage Sub-Dist.-Legal, Pre-Existing, Non-Conforming Lot

**Access/ Egress:** Below Average

**Land Area/Frontage:** 5,590 Square Feet/Less than 60 Feet

**Water Frontage/View:** Marshland- Essex Bay/Other Dwellings and Essex Bay

**Shape/Grade/Soil:** Irregular/Level/Upland-Ledge-Marshland

**Parking/Landscaping:** Minimal/Minimum

**Utilities:** Town Water-Private Well/Cesspool – Failed T5

**Easements, Encroachments & Other Adverse Conditions:** In Flood Zone

**Additional Site Comments:** Stone Wall Protected Level Rear Yard

**Improvements/Use/Style:** Dwelling/Seasonal Dwelling/Cottage

**Actual Age:** 1900

**Number of Stories:** 1 & ½ Stories with Two Full Shed Dormers

**Exterior Extras:** Open Covered Porch, Open Wood Deck, Shared Dock

**Quality/Condition:** Average/Average

**Rooms:** 8 Rooms/5 Bedrooms/1.5 Bathrooms

**Gross Living Area:** 1,496 Square Feet

**Basement:** Full – Unfinished – Wet on Date of Inspection

**Heat/AC:** Central FHW by Oil/None

**Interior Finish:** Cottage

**Kitchen/Baths:** Semi-Modern

**Interior Extras:** None

**Deferred Maintenance:** Some Rotted Wood on Deck, Porch and Gutters

**Additional Dwelling Comments:** Granted Waiver for Year Round Use

**Assessed Value:** Land \$420,400 – Building \$77,800 – Total \$498,200

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Seasonal cottage in average condition with open marsh & bay view. Under common ownership with 43 Robbins Island Road (19/75) that is an adjacent parcel.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 44 Robbins Island Road

**Map/Parcel:** 19/72

**Inspection:** Exterior & Interior

**Date Inspected:** 8/10/11

**Location:** Robbins Island Section of Conomo Point

**Zoning:** Assumed Seasonal Cottage Sub-Dist.-Legal, Pre-Existing, Non-Conforming Lot

**Access/ Egress:** Below Average

**Land Area/Frontage:** Assumed 4,745 SF (5,745 SF in Town Records)/Assumed Less than 60 Feet

**Water Frontage/View:** Marshland- Essex Bay/Other Dwellings and Essex Bay

**Shape/Grade/Soil:** Irregular/Level/Upland-Ledge-Marshland

**Parking/Landscaping:** Minimal/Minimum

**Utilities:** Town Water/Septic – Passed T5 in 1998 but Assume Future Fail

**Easements, Encroachments & Other Adverse Conditions:** In Flood Zone

**Additional Site Comments:** Stone Wall Protected Level Rear Yard

**Improvements/Use/Style:** Dwelling/Seasonal Dwelling/Cottage

**Actual Age:** 1900

**Number of Stories:** 1 & ¾ Stories

**Exterior Extras:** Open Covered Porch, Enclosed Porch, Shared Dock

**Quality/Condition:** Average/Average

**Rooms:** 5 Rooms/2 Bedrooms/1 Bathrooms

**Gross Living Area:** 961 Square Feet

**Basement:** None

**Heat/AC:** Space Heater/None

**Interior Finish:** Cottage

**Kitchen/Baths:** Semi-Modern

**Interior Extras:** Fireplace

**Deferred Maintenance:** Sloping Floors

**Additional Dwelling Comments:** None Noted

**Assessed Value:** Land \$420,600 – Building \$114,800 – Total \$535,400

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Seasonal cottage in average condition with open marsh & bay view.  
Combined with 19/74A.



## **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 46 Robbins Island Road

**Map/Parcel:** 19/73

**Inspection:** Exterior & Interior

**Date Inspected:** 8/10/11

**Location:** Robbins Island Section of Conomo Point

**Zoning:** Assumed Seasonal Cottage Sub-Dist.-Legal, Pre-Existing, Non-Conforming Lot

**Access/ Egress:** Below Average

**Land Area/Frontage:** Assume 6,005 SF (13,005 SF in Town Records)/Less than 60 Feet

**Water Frontage/View:** Marshland- Essex Bay/Other Dwellings and Essex Bay

**Shape/Grade/Soil:** Irregular/Level/Upland-Ledge-Marshland

**Parking/Landscaping:** Minimal/Minimum

**Utilities:** Town Water/Cesspool–Failed T5 but Soil Tested as Suitable for New System.

**Easements, Encroachments & Other Adverse Conditions:** In Flood Zone

**Additional Site Comments:** Stone Wall Protected Level Rear & Side Yard. Double Lot

**Improvements/Use/Style:** Dwelling/Seasonal Dwelling/Cottage

**Actual Age:** 1900

**Number of Stories:** 1 & ¾ Stories

**Exterior Extras:** Open Deck, Enclosed Porch, Shared Dock, Two-Car Detached Garage & One Car Detached Garage

**Quality/Condition:** Average/Above Average

**Rooms:** 6 Rooms/3 Bedrooms/1.5 Bathrooms

**Gross Living Area:** 1,320 Square Feet

**Basement:** None

**Heat/AC:** Space Heater/None

**Interior Finish:** Cottage/Standard

**Kitchen/Baths:** Semi-Modern

**Interior Extras:** Fireplace

**Deferred Maintenance:** None Noted

**Additional Dwelling Comments:** 1 Bedroom has an Alcove and another is oversize. Granted Waiver for Year Round Use.

**Assessed Value:** Land \$436,200 – Building \$138,900 – Total \$575,100

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Seasonal cottage in above average condition with open marsh & bay view over a rocky coastline. It is a double lot that has been combined with map/parcel 19/74.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** Combined with 46 Robbins Island Road      **Map/Parcel:** 19/74  
**Inspection:** Exterior      **Date Inspected:** 8/10/11  
**Location:** Robbins Island Section of Conomo Point  
**Zoning:** Assumed Seasonal Cottage Sub-District – Non Conforming Lot  
**Access/ Egress:** Below Average  
**Land Area/Frontage:** Assume 7,000 SF (0 SF in Town Recs)/Assume Less than 60 Ft  
**Water Frontage/View:** Marshland- Essex Bay/Other Dwellings and Essex Bay  
**Shape/Grade/Soil:** Irregular/Level/Upland-Ledge-Marshland  
**Parking/Landscaping:** Minimal/Minimum  
**Utilities:** No Water and No Sewer  
**Easements, Encroachments & Other Adverse Conditions:** In Flood Zone  
**Additional Site Comments:** Stone Wall Protected Level Rear & Side Yard. Double Lot  
**Improvements/Use/Style:** Accessory Structure/Garage/Non-Descript  
**Actual Age:** 1900  
**Number of Stories:** 1 Story  
**Exterior Extras:** Two-Car Detached Garage  
**Quality/Condition:** Average/Good  
**Rooms:** None  
**Gross Living Area:** 532 Square Feet  
**Basement:** None  
**Heat/AC:** None  
**Interior Finish:** None  
**Kitchen/Baths:** None  
**Interior Extras:** None  
**Deferred Maintenance:** None  
**Additional Dwelling Comments:** None Noted  
**Assessed Value:** None  
**Highest and Best Use:** Unbuildable Lot for Accessory/Surplus Use  
**Summary:** It is a double lot that has been combined with map/parcel 19/73.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** Combined with 44 Robbins Island Road      **Map/Parcel:** 19/74A  
**Inspection:** Exterior      **Date Inspected:** 8/10/11  
**Location:** Robbins Island Section of Conomo Point  
**Zoning:** Assumed Seasonal Cottage Sub-District – Non Conforming Lot  
**Access/ Egress:** Below Average  
**Land Area/Frontage:** Assume 1,000 SF (0 SF in town Records)/Less than 60 Feet  
**Water Frontage/View:** Marshland- Essex Bay/Other Dwellings and Essex Bay  
**Shape/Grade/Soil:** Irregular/Level/Upland-Ledge-Marshland  
**Parking/Landscaping:** Minimal/Minimum  
**Utilities:** No Water and No Sewer  
**Easements, Encroachments & Other Adverse Conditions:** In Flood Zone  
**Additional Site Comments:** None  
**Improvements/Use/Style:** Accessory Structure/Garage/Non-Descript  
**Actual Age:** 1900  
**Number of Stories:** 1 Story  
**Exterior Extras:** One Car Detached Garage  
**Quality/Condition:** Average/Average  
**Rooms:** None  
**Gross Living Area:** 200 Square Feet  
**Basement:** None  
**Heat/AC:** None  
**Interior Finish:** None  
**Kitchen/Baths:** None  
**Interior Extras:** None  
**Deferred Maintenance:** None  
**Additional Dwelling Comments:** None Noted  
**Assessed Value:** None  
**Highest and Best Use:** Unbuildable Lot for Accessory/Surplus Use  
**Summary:** One car detached garage in average condition. Combined with 44 Robbins Island Road (19/72).



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 43 Robbins Island Road

**Map/Parcel:** 19/75

**Inspection:** Exterior & Interior

**Date Inspected:** 8/10/11

**Location:** Robbins Island Section of Conomo Point

**Zoning:** Assumed Seasonal Cottage Sub-District – Non-Conforming Lot

**Access/ Egress:** Below Average

**Land Area/Frontage:** 4,515 Square Feet/Assumed at Least 60 Feet

**Water Frontage/View:** Marshland/Other Dwellings and Marshland

**Shape/Grade/Soil:** Irregular/Level/Upland-Marshland

**Parking/Landscaping:** Minimal/Minimum

**Utilities:** No Water & No Sewer

**Easements, Encroachments & Other Adverse Conditions:** In Flood Zone

**Additional Site Comments:** None Noted

**Improvements/Use/Style:** Accessory Structure/Garage/Conventional

**Actual Age:** 1988

**Number of Stories:** 1 Story & Loft

**Exterior Extras:** Two Car Detached Garage with Second Floor Loft

**Quality/Condition:** Average/Good

**Rooms:** Not Applicable

**Gross Living Area:** 1,000 Square Feet

**Basement:** None

**Heat/AC:** None/None

**Interior Finish:** Unfinished

**Kitchen/Baths:** None

**Interior Extras:** None

**Deferred Maintenance:** None Noted

**Additional Dwelling Comments:** None Noted.

**Assessed Value:** Land \$81,200 – Building \$6,000 – Total \$87,200

**Highest and Best Use:** Unbuildable Lot for Accessory/Surplus Use

**Summary:** Two car detached garage in good condition. Under common ownership with 42 Robbins Road (19/71) that is an adjacent parcel.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 41 Robbins Island Road

**Map/Parcel:** 19/76

**Inspection:** Exterior

**Date Inspected:** 8/10/11

**Location:** Robbins Island Section of Conomo Point

**Zoning:** Assumed Seasonal Cottage Sub-Dist.-Legal, Pre-Existing, Non-Conforming Lot

**Access/ Egress:** Below Average

**Land Area/Frontage:** 5,830 Square Feet/Assumed at Least 60 Feet

**Water Frontage/View:** Marshland/Other Dwellings and Marshland

**Shape/Grade/Soil:** Irregular/Level/Upland-Marshland

**Parking/Landscaping:** Minimal/Minimum

**Utilities:** Town Water/Septic – Passed T5 in 1998 but Assume Future Fail

**Easements, Encroachments & Other Adverse Conditions:** In Flood Zone

**Additional Site Comments:** Overgrown

**Improvements/Use/Style:** Dwelling/Seasonal Dwelling/Cottage

**Actual Age:** 1920

**Number of Stories:** 1 Story

**Exterior Extras:** Open Covered Porch, Enclosed Porch and 1 Car Detached Garage

**Quality/Condition:** Average/Below Average

**Rooms:** 4 Rooms/2 Bedrooms/1 Bathroom

**Gross Living Area:** 786 Square Feet

**Basement:** None

**Heat/AC:** Space Heater/None

**Interior Finish:** Cottage/Standard

**Kitchen/Baths:** Semi-Modern

**Interior Extras:** None

**Deferred Maintenance:** None Noted

**Additional Dwelling Comments:** None Noted.

**Assessed Value:** Land \$360,700 – Building \$34,600 – Total \$395,300

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Seasonal cottage in below average condition that backs up to marshland on overgrown lot.



## **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 29 Robbins Island Road

**Map/Parcel:** 19/77

**Inspection:** Exterior

**Date Inspected:** 8/10/11

**Location:** Robbins Island Section of Conomo Point

**Zoning:** Assumed Seasonal Cottage Sub-District – Conforming Lot and Use

**Access/ Egress:** Below Average

**Land Area/Frontage:** 7,000 Square Feet/Assumed at Least 60 Feet

**Water Frontage/View:** Marshland/Other Dwellings and Marshland

**Shape/Grade/Soil:** Irregular/Level/Upland-Marshland – 50% Marsh

**Parking/Landscaping:** Minimal/Minimum

**Utilities:** Town Water–Under Grnd Cistern/Septic–Pass T5 in 1998 Assume Future Fail

**Easements, Encroachments & Other Adverse Conditions:** In Flood Zone

**Additional Site Comments:** Open Area without Privacy

**Improvements/Use/Style:** Dwelling/Seasonal Dwelling/Cottage

**Actual Age:** 1962

**Number of Stories:** 2 Stories

**Exterior Extras:** Open Covered Porch, 3 Open Decks, Screen Porch, Storage Shed

**Quality/Condition:** Average/Above Average

**Rooms:** 6 Rooms/3 Bedrooms/1.5 Bathrooms

**Gross Living Area:** 1,322 Square Feet

**Basement:** None

**Heat/AC:** Space Heater/None

**Interior Finish:** Standard

**Kitchen/Baths:** Modern

**Interior Extras:** Fireplace

**Deferred Maintenance:** None Noted

**Additional Dwelling Comments:** Granted Waiver for Year Round Use

**Assessed Value:** Land \$221,800 – Building \$157,300 – Total \$379,100

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Cottage in above average condition that backs up to marshland.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 25 Robbins Island Road

**Map/Parcel:** 19/78

**Inspection:** Exterior

**Date Inspected:** 8/10/11

**Location:** Robbins Island Section of Conomo Point

**Zoning:** Assumed Seasonal Cottage Sub-District – Conforming Lot and Use

**Access/ Egress:** Below Average

**Land Area/Frontage:** 9,600 Square Feet/Assumed at Least 60 Feet

**Water Frontage/View:** Marshland/Other Dwellings and Marshland

**Shape/Grade/Soil:** Irregular/Level/Upland-Marshland – 75%-100% Marsh

**Parking/Landscaping:** Minimal/Minimum

**Utilities:** Town Water/Unknown – Failed T5

**Easements, Encroachments & Other Adverse Conditions:** In Flood Zone

**Additional Site Comments:** Open Area without Privacy

**Improvements/Use/Style:** Dwelling/Seasonal Dwelling/Cottage

**Actual Age:** 1911

**Number of Stories:** 1.5 Stories

**Exterior Extras:** Open Covered Screen Porch

**Quality/Condition:** Average/Average

**Rooms:** 4 Rooms/2 Bedrooms/1 Bathroom

**Gross Living Area:** 930 Square Feet

**Basement:** None

**Heat/AC:** None/None

**Interior Finish:** Cottage

**Kitchen/Baths:** Semi-Modern

**Interior Extras:** None

**Deferred Maintenance:** None Noted

**Additional Dwelling Comments:** None Noted

**Assessed Value:** Land \$368,000 – Building \$40,900 – Total \$408,900

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Seasonal cottage in average condition that backs up to marshland.



## **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 1 Robbins Island Road

**Map/Parcel:** 19/79

**Inspection:** Exterior

**Date Inspected:** 8/10/11

**Location:** Corner of Robbins Island Road and Conomo Point Road

**Zoning:** Assumed Seasonal Cottage Sub-District – Conforming Lot and Use

**Access/ Egress:** Average

**Land Area/Frontage:** 6,000 Square Feet/Assumed at Least 60 Feet

**Water Frontage/View:** Marshland/Other Dwellings and Marshland

**Shape/Grade/Soil:** Irregular/Level/Upland-Marshland – 25% Marsh

**Parking/Landscaping:** Minimal/Minimum

**Utilities:** Town Water/Septic – Passed T5 in 1998 – but Assume Future Fail

**Easements, Encroachments & Other Adverse Conditions:** In Flood Zone

**Additional Site Comments:** Open Area without Privacy

**Improvements/Use/Style:** Dwelling/Seasonal Dwelling/Cottage

**Actual Age:** 1900

**Number of Stories:** 1.75 Stories

**Exterior Extras:** Small Open Deck

**Quality/Condition:** Average/Average

**Rooms:** 5 Rooms/2 Bedrooms/1 Bathroom

**Gross Living Area:** 1,306 Square Feet

**Basement:** None

**Heat/AC:** Floor Space Heater/None

**Interior Finish:** Cottage

**Kitchen/Baths:** Semi-Modern

**Interior Extras:** Fireplace

**Deferred Maintenance:** Exterior Needs Painting

**Additional Dwelling Comments:** None Noted.

**Assessed Value:** Land \$220,700 – Building \$49,400 – Total \$270,100

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Seasonal cottage in average condition that backs up to marshland on corner lot.



## **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 11 Beach Circle

**Map/Parcel:** 19/95

**Inspection:** Exterior

**Date Inspected:** 8/10/11

**Location:** Beach Circle Area of Conomo Point

**Zoning:** Assumed Seasonal Cottage Sub-District – Conforming Lot and Use

**Access/ Egress:** Average

**Land Area/Frontage:** 13,950 Square Feet/Assumed at Least 60 Feet

**Water Frontage/View:** Essex Bay/Other Dwellings and Essex Bay

**Shape/Grade/Soil:** Rectangular/Level/Upland-Marshland

**Parking/Landscaping:** Minimal/Minimum

**Utilities:** Town Water/Cesspool–Failed T5 but Soil Tested as Suitable for New System

**Easements, Encroachments & Other Adverse Conditions:** None Noted

**Additional Site Comments:** Abuts Public Beach, Frontage on Essex Bay

**Improvements/Use/Style:** Dwelling/Seasonal Dwelling/Cottage

**Actual Age:** 1900

**Number of Stories:** 1.75 Stories with Two Shed Dormers

**Exterior Extras:** Open Covered Screen Porch, Wood Dock over Marsh to Wood Float

**Quality/Condition:** Average/Average

**Rooms:** 5 Rooms/3 Bedrooms/1 Bathroom

**Gross Living Area:** 1,163 Square Feet

**Basement:** None

**Heat/AC:** None/None

**Interior Finish:** Cottage

**Kitchen/Baths:** Semi-Modern

**Interior Extras:** Fireplace

**Deferred Maintenance:** None Noted

**Additional Dwelling Comments:** None Noted

**Assessed Value:** Land \$500,500 – Building \$50,800 – Total \$551,300

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Seasonal cottage in average condition abutting beach on Essex Bay with dock and float.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 9 Beach Circle

**Map/Parcel:** 19/96

**Inspection:** Exterior

**Date Inspected:** 8/10/11

**Location:** Beach Circle Area of Conomo Point

**Zoning:** Assumed Seasonal Cottage Sub-District – Conforming Lot and Use

**Access/ Egress:** Average

**Land Area/Frontage:** 6,710 Square Feet/Assumed at Least 60 Feet

**Water Frontage/View:** Essex Bay/Other Dwellings and Essex Bay

**Shape/Grade/Soil:** Rectangular/Level/Upland-Marshland

**Parking/Landscaping:** Minimal/Minimum

**Utilities:** Town Water/Septic – Passed T5 in 1998 but Assume Future Fail

**Easements, Encroachments & Other Adverse Conditions:** None Noted

**Additional Site Comments:** Frontage on Essex Bay, Protected by Masonry Sea Wall

**Improvements/Use/Style:** Dwelling/Seasonal Dwelling/Cottage

**Actual Age:** 1900

**Number of Stories:** 1.75 Stories with Two Shed Dormers

**Exterior Extras:** Open Covered Porch, Screen Porch, Deck with Built-in Spa, Metal Dock over Marsh to Wood Float, 1 Car Detached Garage

**Quality/Condition:** Average/Average

**Rooms:** 5 Rooms/3 Bedrooms/1.5 Bathrooms

**Gross Living Area:** 1,317 Square Feet

**Basement:** None

**Heat/AC:** None/None

**Interior Finish:** Cottage

**Kitchen/Baths:** Semi-Modern

**Interior Extras:** Fireplace

**Deferred Maintenance:** None Noted

**Additional Dwelling Comments:** None Noted.

**Assessed Value:** Land \$483,100 – Building \$52,600 – Total \$535,700

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Seasonal cottage in average condition on Essex Bay with dock and float.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 105 Conomo Point Road **Map/Parcel:** 19/97  
**Inspection:** Exterior & Interior **Date Inspected:** 8/10/11  
**Location:** Beach Circle Area of Conomo Point, Corner of Beach Circle  
**Zoning:** Assumed Seasonal Cottage Sub-District – Conforming Lot and Use  
**Access/ Egress:** Average  
**Land Area/Frontage:** 6,000 Square Feet/Assumed at Least 60 Feet  
**Water Frontage/View:** None/Other Dwellings and Essex Bay  
**Shape/Grade/Soil:** Irregular/Level/Upland  
**Parking/Landscaping:** Minimal/Minimum  
**Utilities:** Town Water/On Site “Tight” Tank (2,000 gallons)-Passed T5 in 1998  
**Easements, Encroachments & Other Adverse Conditions:** None Noted  
**Additional Site Comments:** On Main Street  
**Improvements/Use/Style:** Dwelling/Single Family Dwelling/Gambrel  
**Actual Age:** 1920  
**Number of Stories:** 2.5 Stories with Two Full Shed Dormers  
**Exterior Extras:** Open Covered Porch, 1 Car Detached Garage, Unfinished Attic  
**Quality/Condition:** Average/Good  
**Rooms:** 5 Rooms/3 Bedrooms/1.5 Bathrooms  
**Gross Living Area:** 1,470 Square Feet  
**Basement:** Full  
**Heat/AC:** New Central FHW System/None  
**Interior Finish:** Standard  
**Kitchen/Baths:** Modern  
**Interior Extras:** Fireplace  
**Deferred Maintenance:** None Noted  
**Additional Dwelling Comments:** 8,900 water tank, 100 amp electric, 40 gal.electric HW. Granted Waiver for Year Round Use.  
**Assessed Value:** Land \$220,700 – Building \$184,500 – Total \$405,200  
**Highest and Best Use:** Existing Improvement and Use  
**Summary:** Year round single family dwelling in good condition. Off Season water from cistern tank and sewer by “tight” tank pumped every 4 to 6 weeks at cost of \$200.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 103 Conomo Point Road **Map/Parcel:** 19/98  
**Inspection:** Exterior **Date Inspected:** 8/10/11  
**Location:** Beach Circle Area of Conomo Point, Corner of Beach Circle  
**Zoning:** Assumed Seasonal Cottage Sub-District – Conforming Lot and Use  
**Access/ Egress:** Average  
**Land Area/Frontage:** 8,000 Square Feet/Assumed at Least 60 Feet  
**Water Frontage/View:** None/Other Dwellings and Essex Bay  
**Shape/Grade/Soil:** Irregular/Level/Upland  
**Parking/Landscaping:** Minimal/Overgrown  
**Utilities:** Town Water/Septic – Passed T5 in 1998 but Assume Future Fail  
**Easements, Encroachments & Other Adverse Conditions:** None Noted  
**Additional Site Comments:** None Noted  
**Improvements/Use/Style:** Dwelling/Seasonal Cottage/Cottage  
**Actual Age:** 1920  
**Number of Stories:** 1.75 Stories  
**Exterior Extras:** Open Covered Porch, Open Covered Screen Porch, 1 Car Detached Garage  
**Quality/Condition:** Average/Below Average  
**Rooms:** 5 Rooms/3 Bedrooms/1 Bathroom  
**Gross Living Area:** 752 Square Feet  
**Basement:** None  
**Heat/AC:** None/None  
**Interior Finish:** Cottage  
**Kitchen/Baths:** Semi-Modern  
**Interior Extras:** Fireplace  
**Deferred Maintenance:** Needs Painting, Some Rotted Wood  
**Additional Dwelling Comments:** None Noted  
**Assessed Value:** Land \$223,000 – Building \$70,900 – Total \$293,900  
**Highest and Best Use:** Existing Improvement and Use  
**Summary:** Seasonal cottage in below average condition on main street.



## **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 7 Beach Circle

**Map/Parcel:** 19/99

**Inspection:** Exterior

**Date Inspected:** 8/10/11

**Location:** Beach Circle Area of Conomo Point

**Zoning:** Assumed Seasonal Cottage Sub-Dist.-Legal, Pre-Existing, Non-Conforming Lot

**Access/ Egress:** Average

**Land Area/Frontage:** 4,000 Square Feet/Less than 60 Feet

**Water Frontage/View:** Essex Bay/Other Dwellings and Essex Bay

**Shape/Grade/Soil:** Rectangular/Level/Upland-Marshland

**Parking/Landscaping:** Minimal/Excellent

**Utilities:** Town Water/Cesspool – Failed T5

**Easements, Encroachments & Other Adverse Conditions:** None Noted

**Additional Site Comments:** Frontage on Essex Bay, Protected by Masonry Sea Wall

**Improvements/Use/Style:** Dwelling/Seasonal Dwelling/Cottage

**Actual Age:** 1920

**Number of Stories:** 1.75 Stories with Two Shed Dormers

**Exterior Extras:** Open Covered Porch, 2 Enclosed Finished Porches (376 SF), Roof Deck, Masonry Dock over Marsh to Wood Float, 1 Car Det. Finished Garage (300 SF)

**Quality/Condition:** Average/Above Average

**Rooms:** 5 Rooms/2 Bedrooms/1.5 Bathrooms

**Gross Living Area:** 1,858 Square Feet

**Basement:** Partial/Storage

**Heat/AC:** Unknown/None

**Interior Finish:** Cottage

**Kitchen/Baths:** Semi-Modern

**Interior Extras:** Fireplace

**Deferred Maintenance:** None Noted

**Additional Dwelling Comments:** None Noted.

**Assessed Value:** Land \$468,600 – Building \$99,300 – Total \$567,900

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Seasonal cottage in above average condition on Essex Bay with dock and float.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 5 Beach Circle

**Map/Parcel:** 19/100

**Inspection:** Exterior

**Date Inspected:** 8/10/11

**Location:** Beach Circle Area of Conomo Point

**Zoning:** Assumed Seasonal Cottage Sub-Dist.-Legal, Pre-Existing, Non-Conforming Lot

**Access/ Egress:** Average

**Land Area/Frontage:** 4,160 Square Feet/Minimal

**Water Frontage/View:** None/Other Dwellings and Essex Bay

**Shape/Grade/Soil:** Rectangular/Level/Upland-Marshland

**Parking/Landscaping:** Minimal/Overgrown

**Utilities:** Town Water-Assume Private Well or Cistern/Cesspool – Failed T5

**Easements, Encroachments & Other Adverse Conditions:** None Noted

**Additional Site Comments:** Assumed to have access to Protected Essex Bay Frontage

**Improvements/Use/Style:** Dwelling/Seasonal Dwelling/Contemporary

**Actual Age:** 1921

**Number of Stories:** 1 and 1.5 Stories with Shed Dormers

**Exterior Extras:** Open Covered Enclosed Finished Porch (360 SF), Open Deck, Metal Dock over Marsh, 1 Car Attached Garage

**Quality/Condition:** Average/Below Average

**Rooms:** 5 Rooms/2 Bedrooms/1.5 Bathrooms

**Gross Living Area:** 1,385 Square Feet

**Basement:** None

**Heat/AC:** Floor Furnace/None

**Interior Finish:** Cottage

**Kitchen/Baths:** Semi-Modern

**Interior Extras:** None

**Deferred Maintenance:** None Noted

**Additional Dwelling Comments:** Granted Waiver for Year Round Use

**Assessed Value:** Land \$470,200 – Building \$139,800 – Total \$610,000

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Seasonal cottage in below average condition on Essex Bay with dock.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 3 Beach Circle

**Map/Parcel:** 19/101

**Inspection:** Exterior & Interior

**Date Inspected:** 8/10/11

**Location:** Beach Circle Area of Conomo Point

**Zoning:** Assumed Seasonal Cottage Sub-District – Conforming Lot and Use

**Access/ Egress:** Average

**Land Area/Frontage:** 6,675 Square Feet/Assumed at Least 60 Feet

**Water Frontage/View:** Essex Bay/Other Dwellings and Essex Bay

**Shape/Grade/Soil:** Rectangular/Sloping/Upland

**Parking/Landscaping:** Minimal/Minimal

**Utilities:** Town Water/Two Tight Tanks – Passed T5 in 1998

**Easements, Encroachments & Other Adverse Conditions:** None Noted

**Additional Site Comments:** None Noted

**Improvements/Use/Style:** Dwelling/Seasonal Dwelling/Contemporary

**Actual Age:** 1920

**Number of Stories:** 1.5 Stories with Shed Dormers

**Exterior Extras:** Open Covered Porch, Screen Porch, Outdoor Shower, 1 Car Detached Garage

**Quality/Condition:** Average/Good

**Rooms:** 8 Rooms/5 Bedrooms/1.5 Bathrooms

**Gross Living Area:** 1,481 Square Feet

**Basement:** None

**Heat/AC:** None/None

**Interior Finish:** Cottage/Standard

**Kitchen/Baths:** Modern

**Interior Extras:** Fireplace

**Deferred Maintenance:** None Noted

**Additional Dwelling Comments:** None Noted.

**Assessed Value:** Land \$241,600 – Building \$55,600 – Total \$297,200

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Seasonal cottage in good condition.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 101 Conomo Point Road **Map/Parcel:** 19/102  
**Inspection:** Exterior **Date Inspected:** 8/10/11  
**Location:** Beach Circle Area of Conomo Point. Corner of Beach Circle  
**Zoning:** Assumed Seasonal Cottage Sub-District – Conforming Lot and Use  
**Access/ Egress:** Average  
**Land Area/Frontage:** 7,209 Square Feet/Assumed at Least 60 Feet  
**Water Frontage/View:** Essex Bay/Other Dwellings, Essex Bay and Marshland  
**Shape/Grade/Soil:** Rectangular/Sloping/Upland  
**Parking/Landscaping:** Minimal/Minimal  
**Utilities:** Town Water-Assume Private Well or Cistern/Cesspool – Failed T5  
**Easements, Encroachments & Other Adverse Conditions:** None Noted  
**Additional Site Comments:** None Noted  
**Improvements/Use/Style:** Dwelling/Seasonal Dwelling/Cottage  
**Actual Age:** 1920  
**Number of Stories:** 1 & 2 Stories  
**Exterior Extras:** Two Open Covered Porches, Open Deck, 1 Car Garage Under  
**Quality/Condition:** Average/Above Average  
**Rooms:** 6 Rooms/3 Bedrooms/3 Bathrooms  
**Gross Living Area:** 1,854 Square Feet  
**Basement:** None  
**Heat/AC:** FHW/None  
**Interior Finish:** Cottage/Standard  
**Kitchen/Baths:** Semi-Modern  
**Interior Extras:** None  
**Deferred Maintenance:** None Noted  
**Additional Dwelling Comments:** Granted Waiver for Year Round Use  
**Assessed Value:** Land \$363,400 – Building \$257,100 – Total \$620,500  
**Highest and Best Use:** Existing Improvement and Use  
**Summary:** Seasonal cottage in above average condition. Sold on 3/10 for \$118,000 (\$63.64 per square foot). On market for 625 days. Original list price was \$250,000.



## **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 34 Cogswell Road

**Map/Parcel:** 19/11

**Inspection:** Exterior

**Date Inspected:** 8/17/11

**Location:** End of Dead End Street in South Section of Conomo Point

**Zoning:** Seasonal Cottage Sub-District – Conforming Lot and Use

**Access/ Egress:** Below Average, Dirt Road

**Land Area/Frontage:** 30,000 +/- Square Feet/Assumed at Least 60 Feet

**Water Frontage/View:** Marshland-Essex Bay/Other Dwellings, Essex Bay & Marshland

**Shape/Grade/Soil:** Irregular/Level/Upland-Marshland-Ledge – 75% Marshland

**Parking/Landscaping:** Minimal/Minimal

**Utilities:** Town Water-Assume Private Well or Cistern/Septic – Failed T5

**Easements, Encroachments & Other Adverse Conditions:** In Flood Zone

**Additional Site Comments:** Private Setting, Excellent View

**Improvements/Use/Style:** Dwelling/Seasonal Dwelling/Cottage

**Actual Age:** 1935

**Number of Stories:** 1 Story

**Exterior Extras:** 2 Wood Deck, Detached Storage Shed, Outdoor Shower

**Quality/Condition:** Average/Good

**Rooms:** 3 Rooms/1 Bedrooms/1 Bathrooms

**Gross Living Area:** 794 Square Feet

**Basement:** None

**Heat/AC:** Electric Baseboard/None

**Interior Finish:** Standard

**Kitchen/Baths:** Modern

**Interior Extras:** Fireplace

**Deferred Maintenance:** None Noted

**Additional Dwelling Comments:** Granted Waiver for Year Round Use

**Assessed Value:** Land \$223,800 – Building \$32,100 – Total \$255,900

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Seasonal cottage in good condition in private setting with excellent marsh views. Most of land is marshland.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 28 Cogswell Road

**Map/Parcel:** 19/12

**Inspection:** Exterior

**Date Inspected:** 8/17/11

**Location:** End of Dead End Street in South Section of Conomo Point

**Zoning:** Seasonal Cottage Sub-District – Conforming Lot and Use

**Access/ Egress:** Below Average, Dirt Road

**Land Area/Frontage:** 24,860 Square Feet/Assumed at Least 60 Feet

**Water Frontage/View:** Marshland-Essex Bay/Other Dwellings, Essex Bay & Marshland

**Shape/Grade/Soil:** Irregular/Level/Mostly Marshland – 75% Marshland

**Parking/Landscaping:** Minimal/Minimal

**Utilities:** Town Water/Cesspool – Passed T5 in 1998 but Assume Future Fail

**Easements, Encroachments & Other Adverse Conditions:** In Flood Zone

**Additional Site Comments:** Excellent View

**Improvements/Use/Style:** Dwelling/Seasonal Dwelling/Cottage

**Actual Age:** 1955

**Number of Stories:** 1 Story

**Exterior Extras:** Open Porch, Two Storage Sheds

**Quality/Condition:** Average/Good

**Rooms:** 4 Rooms/1 Bedrooms/1 Bathrooms

**Gross Living Area:** 732 Square Feet

**Basement:** None

**Heat/AC:** None/None

**Interior Finish:** Cottage

**Kitchen/Baths:** Semi-Modern

**Interior Extras:** Fireplace

**Deferred Maintenance:** None Noted

**Additional Dwelling Comments:** Dwelling is Close to Street

**Assessed Value:** Land \$221,900 – Building \$25,200 – Total \$247,100

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Seasonal cottage in good condition built close to street with excellent marsh views. Most of land is marshland.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 24 Cogswell Road **Map/Parcel:** 19/13  
**Inspection:** Exterior **Date Inspected:** 8/17/11  
**Location:** Dead End Street in South Section of Conomo Point  
**Zoning:** Seasonal Cottage Sub-District – Conforming Lot and Use  
**Access/ Egress:** Average, Dirt Road  
**Land Area/Frontage:** 8,750 Square Feet/Assumed at Least 60 Feet  
**Water Frontage/View:** Marshland-Essex Bay/Other Dwellings, Essex Bay & Marshland  
**Shape/Grade/Soil:** Irregular/Level/Mostly Marshland  
**Parking/Landscaping:** Minimal/Overgrown  
**Utilities:** Town Water/Septic – Passed T5 in 1998 but Assume Future Fail  
**Easements, Encroachments & Other Adverse Conditions:** In Flood Zone  
**Additional Site Comments:** Excellent View  
**Improvements/Use/Style:** Dwelling/Seasonal Dwelling/Cottage  
**Actual Age:** 1970  
**Number of Stories:** 1 Story  
**Exterior Extras:** None Noted  
**Quality/Condition:** Average/Fair  
**Rooms:** 4 Rooms/2 Bedrooms/.5 Bathrooms  
**Gross Living Area:** 450 Square Feet  
**Basement:** None  
**Heat/AC:** None/None  
**Interior Finish:** Cottage  
**Kitchen/Baths:** Semi-Modern  
**Interior Extras:** None Noted  
**Deferred Maintenance:** None Noted  
**Additional Dwelling Comments:** Dwelling is Close to Marshland  
**Assessed Value:** Land \$223,900 – Building \$25,200 – Total \$249,100  
**Highest and Best Use:** Existing Improvement and Use  
**Summary:** Seasonal cottage in fair condition built close to marshland.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 22 Cogswell Road  
**Map/Parcel:** 19/14  
**Inspection:** Exterior  
**Date Inspected:** 8/17/11  
**Location:** Dead End Street in South Section of Conomo Point  
**Zoning:** Seasonal Cottage Sub-District - Legal, Pre-Existing, Non-Conforming Lot  
**Access/ Egress:** Average, Dirt Road  
**Land Area/Frontage:** 3,000 Square Feet/Less than 60 Feet  
**Water Frontage/View:** Marshland-Essex Bay/Other Dwellings, Essex Bay & Marshland  
**Shape/Grade/Soil:** Irregular/Level/Mostly Marshland  
**Parking/Landscaping:** Minimal/Minimal  
**Utilities:** Town Water/Septic – Failed T5  
**Easements, Encroachments & Other Adverse Conditions:** In Flood Zone  
**Additional Site Comments:** Excellent View  
**Improvements/Use/Style:** Dwelling/Seasonal Dwelling/Cottage  
**Actual Age:** 1920  
**Number of Stories:** 2 Stories  
**Exterior Extras:** Two Open Wood Decks, Outdoor Shower  
**Quality/Condition:** Average/Above Average  
**Rooms:** 5 Rooms/3 Bedrooms/1 Bathroom  
**Gross Living Area:** 1,308 Square Feet  
**Basement:** None  
**Heat/AC:** Space Heater/None  
**Interior Finish:** Standard  
**Kitchen/Baths:** Semi-Modern  
**Interior Extras:** Fireplace  
**Deferred Maintenance:** None Noted  
**Additional Dwelling Comments:** None Noted  
**Assessed Value:** Land \$210,100 – Building \$126,100 – Total \$336,200  
**Highest and Best Use:** Existing Improvement and Use  
**Summary:** Seasonal cottage in above average condition.



## **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 2 Sumac Drive

**Map/Parcel:** 19/15

**Inspection:** Exterior

**Date Inspected:** 8/17/11

**Location:** Dead End Street in South Section of Conomo Point

**Zoning:** Single Family Sub-District - Legal, Pre-Existing, Non-Conforming Lot

**Access/ Egress:** Average

**Land Area/Frontage:** 26,337 Square Feet/Assumed at Least 100 Feet

**Water Frontage/View:** None/Other Dwellings

**Shape/Grade/Soil:** Rectangular/Level/Upland-Low Land

**Parking/Landscaping:** Minimal/Above Average

**Utilities:** Town Water-Assume Private Well or Cistern/Septic – Passed T5 in 1998 but Assume Future Fail

**Easements, Encroachments & Other Adverse Conditions:** None Noted

**Additional Site Comments:** Rear Yard is Soggy

**Improvements/Use/Style:** Dwelling/Year Round/Cape

**Actual Age:** 1971

**Number of Stories:** 1.5 Stories with Full Shed Dormer and Gable Window Dormers

**Exterior Extras:** Patio, Enclosed Finished Porch (112 SF), 1 Car Attached Garage (Partially Finished)

**Quality/Condition:** Average/Good

**Rooms:** 6 Rooms/3 Bedrooms/2 Bathroom

**Gross Living Area:** 2,070 Square Feet

**Basement:** Partial

**Heat/AC:** Central FHW/None

**Interior Finish:** Standard

**Kitchen/Baths:** Modern

**Interior Extras:** Fireplace

**Deferred Maintenance:** None Noted

**Additional Dwelling Comments:** Granted Waiver for Year round Use

**Assessed Value:** Land \$165,400 – Building \$187,300 – Total \$352,700

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Year round, single family dwelling in good condition.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 6 Sumac Drive

**Map/Parcel:** 19/16

**Inspection:** Exterior & Interior

**Date Inspected:** 8/17/11

**Location:** Dead End Street in South Section of Conomo Point

**Zoning:** Single Family Sub-District - Legal, Pre-Existing, Non-Conforming Lot

**Access/ Egress:** Average

**Land Area/Frontage:** 20,170 Square Feet/Assumed at Least 100 Feet

**Water Frontage/View:** None/Other Dwellings

**Shape/Grade/Soil:** Rectangular/Level/Upland-Ledge

**Parking/Landscaping:** Minimal/Average

**Utilities:** Town Water-Private Well/Septic–Failed T5

**Easements, Encroachments & Other Adverse Conditions:** None Noted

**Additional Site Comments:** None Noted

**Improvements/Use/Style:** Dwelling/Year Round/Raised Ranch

**Actual Age:** 1966

**Number of Stories:** 1 Story

**Exterior Extras:** Enclosed Porch 1 Car Garage Under

**Quality/Condition:** Average/Good

**Rooms:** 5 Rooms/2 Bedrooms/1 Bathroom

**Gross Living Area:** 900 Square Feet

**Basement:** Full – ½ Finished

**Heat/AC:** Central FHW/None

**Interior Finish:** Standard

**Kitchen/Baths:** Modern

**Interior Extras:** Fireplace

**Deferred Maintenance:** None Noted

**Additional Dwelling Comments:** Granted Waiver for Year Round Use

**Assessed Value:** Land \$158,100 – Building \$93,500 – Total \$251,600

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Year round, sfd in assumed to be in good condition. It was gutted on date of inspection but was being completely upgraded.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 8 Sumac Drive

**Map/Parcel:** 19/17

**Inspection:** Exterior

**Date Inspected:** 8/17/11

**Location:** Dead End Street in South Section of Conomo Point

**Zoning:** Single Family Sub-District - Legal, Pre-Existing, Non-Conforming Lot

**Access/ Egress:** Average

**Land Area/Frontage:** 19,330 Square Feet/Assumed at Least 100 Feet

**Water Frontage/View:** None/Other Dwellings

**Shape/Grade/Soil:** Irregular/Level/Upland-Ledge

**Parking/Landscaping:** Minimal/Minimal

**Utilities:** Town Water-Private Well/Septic – Failed T5

**Easements, Encroachments & Other Adverse Conditions:** None Noted

**Additional Site Comments:** None Noted

**Improvements/Use/Style:** Dwelling/Year Round/Ranch

**Actual Age:** 1960

**Number of Stories:** 1 Story

**Exterior Extras:** 2 Small Open Decks, 2 Car Detached Garage

**Quality/Condition:** Average/Poor

**Rooms:** 4 Rooms/2 Bedrooms/1 Bathroom

**Gross Living Area:** 1,086 Square Feet

**Basement:** None

**Heat/AC:** Electric Baseboard/None

**Interior Finish:** Standard

**Kitchen/Baths:** Semi-Modern

**Interior Extras:** Fireplace

**Deferred Maintenance:** Reflective of Condition

**Additional Dwelling Comments:** Granted Waiver for Year Round Use

**Assessed Value:** Land \$157,300 – Building \$45,900 – Total \$203,200

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Year round, single family dwelling in poor condition.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 7 Sumac Drive

**Map/Parcel:** 19/20

**Inspection:** Exterior

**Date Inspected:** 8/17/11

**Location:** Dead End Street in South Section of Conomo Point

**Zoning:** Single Family Sub-District - Legal, Pre-Existing, Non-Conforming Lot

**Access/ Egress:** Average

**Land Area/Frontage:** 15,000 Square Feet/Assumed at Least 100 Feet

**Water Frontage/View:** None/Other Dwellings

**Shape/Grade/Soil:** Rectangular/Level/Upland-Ledge

**Parking/Landscaping:** Minimal/Minimal

**Utilities:** Town Water-Private Well/Septic – Failed T5

**Easements, Encroachments & Other Adverse Conditions:** None Noted

**Additional Site Comments:** Large Front Yard with Established Lawn

**Improvements/Use/Style:** Dwelling/Year Round/NE Farm House

**Actual Age:** 1900

**Number of Stories:** 2.5 Stories

**Exterior Extras:** 2 Open Covered Porches

**Quality/Condition:** Average/Good

**Rooms:** 8 Rooms/3 Bedrooms/1 Bathroom

**Gross Living Area:** 4,956 Square Feet

**Basement:** Full

**Heat/AC:** Central FWA/None

**Interior Finish:** Standard

**Kitchen/Baths:** Modern

**Interior Extras:** Fireplace

**Deferred Maintenance:** None Noted

**Additional Dwelling Comments:** Granted Waiver for Year Round Use

**Assessed Value:** Land \$153,800 – Building \$404,900 – Total \$558,700

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Year round, single family dwelling in good condition. In common ownership with 155 Conomo Point Road (24/16).



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 82 Conomo Point Road **Map/Parcel:** 19/26  
**Inspection:** Exterior & Interior **Date Inspected:** 8/17/11  
**Location:** Long Driveway off Conomo Point Road in South Section of Conomo Point  
**Zoning:** Single Family Sub-District – - Legal, Pre-Existing, Non-Conforming Lot  
**Access/ Egress:** Average  
**Land Area/Frontage:** 19,000 +/-/At Least 60 Feet on “Paper Street” Ellis Drive  
**Water Frontage/View:** None/Other Dwellings & Marshland  
**Shape/Grade/Soil:** Irregular/Level/Upland-Mostly Marshland  
**Parking/Landscaping:** Minimal/Average  
**Utilities:** Town Water-Private Well/Septic–Passed T5 in 1998 but Assume Future Fail  
**Easements, Encroachments & Other Adverse Conditions:** In Flood Zone  
**Additional Site Comments:** Large Front Yard with Established Lawn  
**Improvements/Use/Style:** Dwelling/Year Round/Contemporary  
**Actual Age:** 1967  
**Number of Stories:** 1 Story  
**Exterior Extras:** Patio, Deck, Enclosed Porch, 2 Car Detached  
**Quality/Condition:** Average/Below Average  
**Rooms:** 5 Rooms/2 Bedrooms/1 Bathroom  
**Gross Living Area:** 1,594 Square Feet  
**Basement:** None  
**Heat/AC:** Electric Baseboard/None  
**Interior Finish:** Standard  
**Kitchen/Baths:** Modern  
**Interior Extras:** Fireplace  
**Deferred Maintenance:** Needs Updating  
**Additional Dwelling Comments:** Dwelling Built close to Marshland. Granted Waiver for Year Round Use  
**Assessed Value:** Land \$262,500 – Building \$66,200 – Total \$328,700  
**Highest and Best Use:** Existing Improvement and Use  
**Summary:** Year round, single family dwelling in below average condition.



## **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 31 Cogswell Road

**Map/Parcel:** 19/27

**Inspection:** Exterior

**Date Inspected:** 8/17/11

**Location:** End of Dead End Street in South Section of Conomo Point

**Zoning:** Seasonal Cottage Sub-District – Conforming Lot and Use

**Access/ Egress:** Below Average, Dirt Road

**Land Area/Frontage:** 19,000 S F/At Least 60 Feet on “Paper Street” Ellis Drive

**Water Frontage/View:** None/Other Dwellings & Marshland

**Shape/Grade/Soil:** Irregular/Level/Upland

**Parking/Landscaping:** Minimal/Minimal

**Utilities:** Town Water/Septic – Passed T5 in 1998 but Assume Future Fail

**Easements, Encroachments & Other Adverse Conditions:** In Flood Zone

**Additional Site Comments:** None Noted

**Improvements/Use/Style:** Dwelling/Seasonal Dwelling/Cottage

**Actual Age:** 1962

**Number of Stories:** 1 Story

**Exterior Extras:** Screen Porch, Open Deck

**Quality/Condition:** Average/Above Average

**Rooms:** 5 Rooms/3 Bedrooms/1 Bathrooms

**Gross Living Area:** 1,355 Square Feet

**Basement:** None

**Heat/AC:** None/None

**Interior Finish:** Cottage

**Kitchen/Baths:** Semi-Modern

**Interior Extras:** Fireplace

**Deferred Maintenance:** None Noted

**Additional Dwelling Comments:** None Noted

**Assessed Value:** Land \$196,500 – Building \$57,100 – Total \$253,600

**Highest and Best Use:** Existing Improvement and Use – Assume it is Not Sub-dividable.

**Summary:** Seasonal cottage in above average condition.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 33 Cogswell Road

**Map/Parcel:** 19/28

**Inspection:** Exterior

**Date Inspected:** 8/17/11

**Location:** End of Dead End Street in South Section of Conomo Point

**Zoning:** Seasonal Cottage Sub-District – Conforming Lot and Use

**Access/ Egress:** Below Average, Dirt Road

**Land Area/Frontage:** 16,698 Square Feet/Assume at Least 60 Feet

**Water Frontage/View:** None/Other Dwellings & Marshland

**Shape/Grade/Soil:** Irregular/Level/Upland

**Parking/Landscaping:** Minimal/Minimal

**Utilities:** Town Water/Septic – Passed T5 in 1998 but Assume Future Fail

**Easements, Encroachments & Other Adverse Conditions:** In Flood Zone

**Additional Site Comments:** None Noted

**Improvements/Use/Style:** Dwelling/Seasonal Dwelling/Cottage

**Actual Age:** 1966

**Number of Stories:** 1 Story

**Exterior Extras:** Screen Porch, Open Deck, Detached Shed

**Quality/Condition:** Average/Above Average

**Rooms:** 5 Rooms/3 Bedrooms/1 Bathrooms

**Gross Living Area:** 960 Square Feet

**Basement:** None

**Heat/AC:** Electric Baseboard/None

**Interior Finish:** Cottage

**Kitchen/Baths:** Semi-Modern

**Interior Extras:** Fireplace

**Deferred Maintenance:** None Noted

**Additional Dwelling Comments:** None Noted

**Assessed Value:** Land \$193,900 – Building \$34,000 – Total \$227,900

**Highest and Best Use:** Existing Improvement and Use – Assume it is Not Sub-dividable.

**Summary:** Seasonal cottage in above average condition.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 86 Conomo Point Road  
**Map/Parcel:** 19/33  
**Inspection:** Exterior & Interior  
**Date Inspected:** 8/17/11  
**Location:** Long Driveway off Conomo Point Road in South Section of Conomo Point  
**Zoning:** Single Family Sub-District - Legal, Pre-Existing, Non-Conforming Lot  
**Access/ Egress:** Average  
**Land Area/Frontage:** 16,516 Square Feet/Assume at Least 100 Feet  
**Water Frontage/View:** None/Other Dwellings & Marshland  
**Shape/Grade/Soil:** Irregular/Level/Upland-Mostly Marshland  
**Parking/Landscaping:** Minimal/Average  
**Utilities:** Town Water/Septic – Passed T5 in 1998 but Assume Future Fail  
**Easements, Encroachments & Other Adverse Conditions:** None Noted  
**Additional Site Comments:** None Noted  
**Improvements/Use/Style:** Dwelling/Year Round/Cape  
**Actual Age:** 1958  
**Number of Stories:** 1.5 Stories & Full Shed Dormer  
**Exterior Extras:** Patio, Deck, Enclosed Finished Porch (240 SF), Open Covered Porch, 2 Storage Sheds  
**Quality/Condition:** Average/Above Average  
**Rooms:** 7 Rooms/2 Bedrooms/2 Bathrooms  
**Gross Living Area:** 1,280 Square Feet  
**Basement:** None  
**Heat/AC:** FHW/Central  
**Interior Finish:** Standard  
**Kitchen/Baths:** Modern  
**Interior Extras:** None  
**Deferred Maintenance:** None Noted  
**Additional Dwelling Comments:** Dwelling Built close to Marshland. Granted Waiver for Year Round Use.  
**Assessed Value:** Land \$232,500 – Building \$101,100 – Total \$333,600  
**Highest and Best Use:** Existing Improvement and Use.  
**Summary:** Year round, single family dwelling in above average condition



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 90 Conomo Point Road  
**Map/Parcel:** 19/34  
**Inspection:** Exterior  
**Date Inspected:** 8/17/11  
**Location:** Corner of Conomo Point Road and Town Farm Road  
**Zoning:** Seasonal Cottage Sub-District – Conforming Lot and Use  
**Access/ Egress:** Average in South Section of Conomo Point  
**Land Area/Frontage:** 9,500 Square Feet/Assume at Least 60 Feet  
**Water Frontage/View:** None/Other Dwellings  
**Shape/Grade/Soil:** Rectangular/Level/Upland  
**Parking/Landscaping:** Minimal/Minimal  
**Utilities:** Town Water/Septic – Failed T5 but Soil Tested as Suitable for New System  
**Easements, Encroachments & Other Adverse Conditions:** None Noted  
**Additional Site Comments:** None Noted  
**Improvements/Use/Style:** Dwelling/Seasonal/Contemporary Ranch  
**Actual Age:** 1955  
**Number of Stories:** 1 Story Shed Roof  
**Exterior Extras:** Open Covered Screen Porch  
**Quality/Condition:** Average/Above Average  
**Rooms:** 4 Rooms/2 Bedrooms/1 Bathroom  
**Gross Living Area:** 728 Square Feet  
**Basement:** Full  
**Heat/AC:** FHW/None  
**Interior Finish:** Cottage  
**Kitchen/Baths:** Semi-Modern  
**Interior Extras:** None  
**Deferred Maintenance:** None Noted  
**Additional Dwelling Comments:** None Noted  
**Assessed Value:** Land \$149,800 – Building \$17,100 – Total \$166,900  
**Highest and Best Use:** Existing Improvement and Use  
**Summary:** Seasonal cottage in above average condition.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 4 Town Farm Road **Map/Parcel:** 19/35  
**Inspection:** Exterior **Date Inspected:** 8/17/11  
**Location:** Inside Lot on Town Farm Road in South Section of Conomo Point  
**Zoning:** Seasonal Cottage Sub-District – Conforming Lot and Use  
**Access/ Egress:** Average  
**Land Area/Frontage:** 7,000 Square Feet/Assume at least 60 Feet  
**Water Frontage/View:** None/Other Dwellings  
**Shape/Grade/Soil:** Rectangular/Level/Upland-Low Land  
**Parking/Landscaping:** Minimal/Minimal  
**Utilities:** Town Water-Assume Private Well or Cistern/Septic–Failed T5  
**Easements, Encroachments & Other Adverse Conditions:** None Noted  
**Additional Site Comments:** Soggy Backyard  
**Improvements/Use/Style:** Dwelling/Year Round/ Ranch  
**Actual Age:** 1969  
**Number of Stories:** 1 Story  
**Exterior Extras:** Open Wood Deck  
**Quality/Condition:** Average/Average  
**Rooms:** 4 Rooms/2 Bedrooms/1 Bathroom  
**Gross Living Area:** 1,150 Square Feet  
**Basement:** Full  
**Heat/AC:** Electric/None  
**Interior Finish:** Standard  
**Kitchen/Baths:** Modern  
**Interior Extras:** Solar Panels on Roof  
**Deferred Maintenance:** None Noted  
**Additional Dwelling Comments:** Granted Waiver for Year Round Use  
**Assessed Value:** Land \$147,800 – Building \$59,100 – Total \$206,900  
**Highest and Best Use:** Existing Improvement and Use  
**Summary:** Year round, single family dwelling in average condition.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 6 Town Farm Road  
**Map/Parcel:** 19/36  
**Inspection:** Exterior  
**Date Inspected:** 8/17/11  
**Location:** Inside Lot on Town Farm Road in South Section of Conomo Point  
**Zoning:** Seasonal Cottage Sub-District – Conforming Lot and Use  
**Access/ Egress:** Average  
**Land Area/Frontage:** 7,000 Square Feet/Assume at Least 60 Feet  
**Water Frontage/View:** None/Other Dwellings  
**Shape/Grade/Soil:** Rectangular/Level/Upland-Low Land  
**Parking/Landscaping:** Minimal/Minimal  
**Utilities:** Town Water-Private Well/Septic–Passed T5 in 1998 but Assume Future Fail  
**Easements, Encroachments & Other Adverse Conditions:** None Noted  
**Additional Site Comments:** Soggy Backyard  
**Improvements/Use/Style:** Dwelling/Seasonal/ Ranch  
**Actual Age:** 1969  
**Number of Stories:** 1 Story  
**Exterior Extras:** Open Wood Deck, Screen Porch  
**Quality/Condition:** Average/Average  
**Rooms:** 4 Rooms/2 Bedrooms/1 Bathroom  
**Gross Living Area:** 960 Square Feet  
**Basement:** Partial  
**Heat/AC:** Electric/None  
**Interior Finish:** Standard  
**Kitchen/Baths:** Modern  
**Interior Extras:** None  
**Deferred Maintenance:** None Noted  
**Additional Dwelling Comments:** None Noted  
**Assessed Value:** Land \$147,800 – Building \$52,600 – Total \$200,400  
**Highest and Best Use:** Existing Improvement and Use  
**Summary:** Seasonal, single family dwelling in average condition.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 8 Town Farm Road

**Map/Parcel:** 19/37

**Inspection:** Exterior

**Date Inspected:** 8/17/11

**Location:** Inside Lot on Town Farm Road in South Section of Conomo Point

**Zoning:** Seasonal Cottage Sub-District – Conforming Lot and Use

**Access/ Egress:** Average

**Land Area/Frontage:** 7,000 Square Feet/Assume at Least 60 Feet

**Water Frontage/View:** None/Other Dwellings

**Shape/Grade/Soil:** Rectangular/Sloping/Upland-Low Land

**Parking/Landscaping:** Minimal/Minimal

**Utilities:** Town Water/Septic – Passed T5 in 1998 but Assume Future Fail

**Easements, Encroachments & Other Adverse Conditions:** None Noted

**Additional Site Comments:** Soggy Backyard

**Improvements/Use/Style:** Dwelling/Seasonal/ Cottage

**Actual Age:** 1960

**Number of Stories:** 1 Story

**Exterior Extras:** Two Open Wood Decks, Screen Porch

**Quality/Condition:** Average/Average

**Rooms:** 4 Rooms/2 Bedrooms/1 Bathroom

**Gross Living Area:** 720 Square Feet

**Basement:** Partial

**Heat/AC:** Electric/None

**Interior Finish:** Cottage

**Kitchen/Baths:** Semi-Modern

**Interior Extras:** None

**Deferred Maintenance:** None Noted

**Additional Dwelling Comments:** None Noted

**Assessed Value:** Land \$147,800 – Building \$35,700 – Total \$183,500

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Seasonal cottage in average condition.



## **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 10 Town Farm Road **Map/Parcel:** 19/38  
**Inspection:** Exterior **Date Inspected:** 8/17/11  
**Location:** Inside Lot on Town Farm Road in South Section of Conomo Point  
**Zoning:** Seasonal Cottage Sub-District – Conforming Lot and Use  
**Access/ Egress:** Average  
**Land Area/Frontage:** 10,500 Square Feet/Assume at Least 60 Feet  
**Water Frontage/View:** None/Other Dwellings  
**Shape/Grade/Soil:** Rectangular/Level/Upland-Low Land  
**Parking/Landscaping:** Minimal/Minimal  
**Utilities:** Town Water-Assume Private Well or Cistern/Septic–Passed T5 in 1998 but Assume Future Fail  
**Easements, Encroachments & Other Adverse Conditions:** In Flood Zone  
**Additional Site Comments:** Soggy Backyard  
**Improvements/Use/Style:** Dwelling/Year Round/ Ranch  
**Actual Age:** 1973  
**Number of Stories:** 1 Story  
**Exterior Extras:** Two Open Wood Decks  
**Quality/Condition:** Average/Good  
**Rooms:** 5 Rooms/2 Bedrooms/1 Bathroom  
**Gross Living Area:** 896 Square Feet  
**Basement:** Full  
**Heat/AC:** Electric/None  
**Interior Finish:** Standard  
**Kitchen/Baths:** Modern  
**Interior Extras:** None  
**Deferred Maintenance:** None Noted  
**Additional Dwelling Comments:** Granted Waiver for Year Round Use  
**Assessed Value:** Land \$150,600 – Building \$51,900 – Total \$202,500  
**Highest and Best Use:** Existing Improvement and Use  
**Summary:** Year round single family dwelling in good condition.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 12 Town Farm Road **Map/Parcel:** 19/40  
**Inspection:** Exterior **Date Inspected:** 8/17/11  
**Location:** Corner of Cogswell Road & Town Farm Road in South Section of CP  
**Zoning:** Seasonal Cottage Sub-District – Conforming Lot and use  
**Access/ Egress:** Average  
**Land Area/Frontage:** 10,300 Square Feet/Assume at Least 60 Feet  
**Water Frontage/View:** None/Other Dwellings and Marsh  
**Shape/Grade/Soil:** Rectangular/Level/Upland-Low Land  
**Parking/Landscaping:** Minimal/Minimal  
**Utilities:** Town Water-Assume Private Well or Cistern/Septic – Failed T5  
**Easements, Encroachments & Other Adverse Conditions:** In Flood Zone  
**Additional Site Comments:** Soggy Backyard  
**Improvements/Use/Style:** Dwelling/Year Round/ Ranch  
**Actual Age:** 1973  
**Number of Stories:** 1 Story  
**Exterior Extras:** Two Open Wood Decks  
**Quality/Condition:** Average/Good  
**Rooms:** 5 Rooms/2 Bedrooms/1.5 Bathrooms  
**Gross Living Area:** 1,176 Square Feet  
**Basement:** None  
**Heat/AC:** Electric/Central AC  
**Interior Finish:** Standard  
**Kitchen/Baths:** Modern  
**Interior Extras:** Fireplace  
**Deferred Maintenance:** None Noted  
**Additional Dwelling Comments:** Granted Waiver for Year Round Use  
**Assessed Value:** Land \$150,400 – Building \$59,600 – Total \$210,000  
**Highest and Best Use:** Existing Improvement and Use  
**Summary:** Year round single family dwelling in good condition



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 13 Town Farm Road  
**Map/Parcel:** 19/41  
**Inspection:** Exterior  
**Date Inspected:** 8/17/11  
**Location:** Corner of Cogswell Road & Town Farm Road in South Section of CP  
**Zoning:** Seasonal Cottage Sub-District – Conforming Lot and Use  
**Access/ Egress:** Average  
**Land Area/Frontage:** Assume 8,250 SF (13,250 SF in Town Records)/Assume at Least 60 Feet  
**Water Frontage/View:** None/Other Dwellings  
**Shape/Grade/Soil:** Rectangular/Level/Upland  
**Parking/Landscaping:** Minimal/Minimal  
**Utilities:** Town Water-Assume Private Well or Cistern/Septic – Failed T5  
**Easements, Encroachments & Other Adverse Conditions:** None Noted  
**Additional Site Comments:** Slightly Overgrown  
**Improvements/Use/Style:** Dwelling/Seasonal Cottage/ Cottage  
**Actual Age:** 1953  
**Number of Stories:** 1 Story  
**Exterior Extras:** Open Wood Deck  
**Quality/Condition:** Average/Average  
**Rooms:** 6 Rooms/2 Bedrooms/1 Bathroom  
**Gross Living Area:** 1,337 Square Feet  
**Basement:** None  
**Heat/AC:** FHA/None  
**Interior Finish:** Cottage  
**Kitchen/Baths:** Semi-Modern  
**Interior Extras:** Fireplace  
**Deferred Maintenance:** None Noted  
**Additional Dwelling Comments:** Granted Waiver for Year Round Use  
**Assessed Value:** Land \$152,400 – Building \$55,300 – Total \$207,700  
**Highest and Best Use:** Existing Improvement and Use  
**Summary:** Seasonal cottage in average condition. Combined with 19/42.



**DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** Combined with 13 Town Farm Road      **Map/Parcel:** 19/42  
**Inspection:** Exterior      **Date Inspected:** 8/17/11  
**Location:** Corner of Cogswell Road & Town Farm Road in South Section of CP  
**Zoning:** Seasonal Cottage Sub-District – Non-Conforming Lot  
**Access/ Egress:** Average  
**Land Area/Frontage:** Assume 5,000 SF (0 SF in Town Records)/Less than 60 Feet  
**Water Frontage/View:** None/Other Dwellings  
**Shape/Grade/Soil:** Rectangular/Level/Upland  
**Parking/Landscaping:** Minimal/Minimal  
**Utilities:** No Water and No Sewer  
**Easements, Encroachments & Other Adverse Conditions:** None Noted  
**Additional Site Comments:** Overgrown Vacant Lot  
**Improvements/Use/Style:** Not Applicable  
**Actual Age:** Not Applicable  
**Number of Stories:** Not Applicable  
**Exterior Extras:** Not Applicable  
**Quality/Condition:** Not Applicable  
**Rooms:** Not Applicable  
**Gross Living Area:** Not Applicable  
**Basement:** Not Applicable  
**Heat/AC:** Not Applicable  
**Interior Finish:** Not Applicable  
**Kitchen/Baths** Not Applicable  
**Interior Extras:** Not Applicable  
**Deferred Maintenance:** Not Applicable  
**Additional Dwelling Comments:** Not Applicable  
**Assessed Value:** Not Applicable  
**Highest and Best Use:** Unbuildable Lot for Accessory/Surplus Use  
**Summary:** Vacant lot. Combined with 19/41.

Photo Not Available

**DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** Combined with 9 Town Farm Road      **Map/Parcel:** 19/43  
**Inspection:** Exterior      **Date Inspected:** 8/17/11  
**Location:** Inside Lot on town Farm Road in South Section of CP  
**Zoning:** Seasonal Cottage Sub-District – Non-Conforming Lot  
**Access/ Egress:** Average  
**Land Area/Frontage:** Assume 5,000 SF (0 SF in Town Records)/Assume at Least 60 Feet  
**Water Frontage/View:** None/Other Dwellings  
**Shape/Grade/Soil:** Rectangular/Level/Upland  
**Parking/Landscaping:** Minimal/Minimal  
**Utilities:** No Water and No Sewer  
**Easements, Encroachments & Other Adverse Conditions:** None Noted  
**Additional Site Comments:** Vacant Lot  
**Improvements/Use/Style:** Not Applicable  
**Actual Age:** Not Applicable  
**Number of Stories:** Not Applicable  
**Exterior Extras:** Not Applicable  
**Quality/Condition:** Not Applicable  
**Rooms:** Not Applicable  
**Gross Living Area:** Not Applicable  
**Basement:** Not Applicable  
**Heat/AC:** Not Applicable  
**Interior Finish:** Not Applicable  
**Kitchen/Baths** Not Applicable  
**Interior Extras:** Not Applicable  
**Deferred Maintenance:** Not Applicable  
**Additional Dwelling Comments:** Not Applicable  
**Assessed Value:** Not Applicable  
**Highest and Best Use:** Unbuildable Lot for Accessory/Surplus Use  
**Summary:** Vacant lot. Combined with 19/44.

Photo Not Available

### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 9 Town Farm Road

**Map/Parcel:** 19/44

**Inspection:** Exterior

**Date Inspected:** 8/17/11

**Location:** Inside Lot on Town Farm Road in South Section of CP

**Zoning:** Seasonal Cottage Sub-District – Conforming Lot and Use

**Access/ Egress:** Average

**Land Area/Frontage:** Assume 7,600 SF (12,600 SF in Town Records)/Assume at Least 60 Feet

**Water Frontage/View:** None/Other Dwellings

**Shape/Grade/Soil:** Rectangular/Level/Upland

**Parking/Landscaping:** Minimal/Minimal

**Utilities:** Town Water/Cesspool – Failed T5

**Easements, Encroachments & Other Adverse Conditions:** None Noted

**Additional Site Comments:** None Noted

**Improvements/Use/Style:** Dwelling/Year Round/ Side Split Ranch

**Actual Age:** 1962

**Number of Stories:** 1 Story

**Exterior Extras:** Two Open Wood Deck, Enclosed Porch, 1 Car Garage Under

**Quality/Condition:** Average/Average

**Rooms:** 5 Rooms/2 Bedrooms/1 Bathroom

**Gross Living Area:** 832 Square Feet

**Basement:** None

**Heat/AC:** Electric/None

**Interior Finish:** Standard

**Kitchen/Baths:** Semi-Modern

**Interior Extras:** None

**Deferred Maintenance:** None Noted

**Additional Dwelling Comments:** None Noted

**Assessed Value:** Land \$190,000 – Building \$87,500 – Total \$277,500

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Seasonal cottage in average condition. Combined with 19/43.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 3 Town Farm Road  
**Inspection:** Exterior & Interior  
**Location:** Inside Lot on Town Farm Road in South Section of CP  
**Zoning:** Seasonal Cottage Sub-District – Conforming Lot and Use  
**Access/ Egress:** Average  
**Land Area/Frontage:** 7,000 Square Feet/Assume at Least 60 Feet  
**Water Frontage/View:** None/Other Dwellings  
**Shape/Grade/Soil:** Rectangular/Level/Upland  
**Parking/Landscaping:** Minimal/Minimal  
**Utilities:** Town Water/Septic – Passed T5 1998 but Assume Future Fail  
**Easements, Encroachments & Other Adverse Conditions:** None Noted  
**Additional Site Comments:** None Noted  
**Improvements/Use/Style:** Dwelling/Seasonal/ Ranch  
**Actual Age:** 1961  
**Number of Stories:** 1 Story  
**Exterior Extras:** Screen Porch  
**Quality/Condition:** Below Average/Average  
**Rooms:** 4 Rooms/2 Bedrooms/1 Bathroom  
**Gross Living Area:** 720 Square Feet  
**Basement:** None  
**Heat/AC:** FHA/None  
**Interior Finish:** Standard  
**Kitchen/Baths:** Semi-Modern  
**Interior Extras:** None  
**Deferred Maintenance:** None Noted  
**Additional Dwelling Comments:** None Noted  
**Assessed Value:** Land \$147,800 – Building \$34,600 – Total \$182,400  
**Highest and Best Use:** Existing Improvement and Use  
**Summary:** Seasonal single family dwelling in average condition.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 92 Conomo Point Road

**Map/Parcel:** 19/46

**Inspection:** Exterior

**Date Inspected:** 8/17/11

**Location:** Corner of Conomo Point Road and Town Farm Road in South Section of CP

**Zoning:** Seasonal Cottage Sub-District - Legal, Pre-Existing, Non-Conforming Lot

**Access/ Egress:** Average

**Land Area/Frontage:** Assume 7,500 SF (3,000 SF in Town Records)/Less than 60 Feet

**Water Frontage/View:** None/Other Dwellings

**Shape/Grade/Soil:** Rectangular/Level/Upland

**Parking/Landscaping:** Minimal/Minimal

**Utilities:** Town Water/Septic – Failed T5

**Easements, Encroachments & Other Adverse Conditions:** None Noted

**Additional Site Comments:** None Noted

**Improvements/Use/Style:** Dwelling/Seasonal/Cottage

**Actual Age:** 1920

**Number of Stories:** 1 Story

**Exterior Extras:** Screen Porch & Wood Deck

**Quality/Condition:** Average/Fair to Poor

**Rooms:** 5 Rooms/3 Bedrooms/1 Bathroom

**Gross Living Area:** 1,004 Square Feet

**Basement:** None

**Heat/AC:** None/None

**Interior Finish:** Cottage

**Kitchen/Baths:** Semi-Modern

**Interior Extras:** None

**Deferred Maintenance:** None Noted

**Additional Dwelling Comments:** None Noted

**Assessed Value:** Land \$140,100 – Building \$32,200 – Total \$172,300

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Seasonal cottage in fair to poor condition. Assessor's records indicate land area of 3,000 s.f. which is assumed to be incorrect.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 94 Conomo Point Road

**Map/Parcel:** 19/47

**Inspection:** Exterior

**Date Inspected:** 8/17/11

**Location:** Conomo Point Road in South Section of CP

**Zoning:** Seasonal Cottage Sub-District – Conforming Lot and Use

**Access/ Egress:** Average

**Land Area/Frontage:** 7,848 Square Feet/Assume at Least 60 Feet

**Water Frontage/View:** None/Other Dwellings

**Shape/Grade/Soil:** Rectangular/Level/Upland

**Parking/Landscaping:** Minimal/Minimal

**Utilities:** Town Water/Cesspool – Passed T5 in 1998 but Assume Future Fail

**Easements, Encroachments & Other Adverse Conditions:** None Noted

**Additional Site Comments:** None Noted

**Improvements/Use/Style:** Dwelling/Seasonal/Cottage

**Actual Age:** 1920

**Number of Stories:** 1 Story

**Exterior Extras:** Screen Porch & Wood Deck

**Quality/Condition:** Average/Above Average

**Rooms:** 5 Rooms/3 Bedrooms/1 Bathroom

**Gross Living Area:** 864 Square Feet

**Basement:** None

**Heat/AC:** Electric/None

**Interior Finish:** Cottage

**Kitchen/Baths:** Semi-Modern

**Interior Extras:** None

**Deferred Maintenance:** None Noted

**Additional Dwelling Comments:** None Noted

**Assessed Value:** Land \$148,600 – Building \$32,400 – Total \$181,000

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Seasonal cottage in above average condition.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 96 Conomo Point Road  
**Map/Parcel:** 19/48  
**Inspection:** Exterior  
**Date Inspected:** 8/17/11  
**Location:** Corner of Conomo Point Road & Cogswell Road in South Section of CP  
**Zoning:** Seasonal Cottage Sub-District – Conforming Lot and Use  
**Access/ Egress:** Average  
**Land Area/Frontage:** 9,810 Square Feet/Assume at Least 60 Feet  
**Water Frontage/View:** None/Other Dwellings  
**Shape/Grade/Soil:** Rectangular/Level/Upland  
**Parking/Landscaping:** Minimal/Minimal  
**Utilities:** Town Water-Assume Private Well or Cistern/Septic – Passed T5 in 1998 but Assume Future Fail  
**Easements, Encroachments & Other Adverse Conditions:** None Noted  
**Additional Site Comments:** None Noted  
**Improvements/Use/Style:** Dwelling/Seasonal/Cottage  
**Actual Age:** 1880  
**Number of Stories:** 1 Story  
**Exterior Extras:** Patio, Open Covered Porch, Enclosed Finished Porch (238 SF)  
**Quality/Condition:** Average/Above Average  
**Rooms:** 7 Rooms/3 Bedrooms/1 Bathroom  
**Gross Living Area:** 1,024 Square Feet, 1,262 Square Feet including Finished Porch  
**Basement:** Partial  
**Heat/AC:** FHA/None  
**Interior Finish:** Standard-Cottage  
**Kitchen/Baths:** Semi-Modern  
**Interior Extras:** Attic  
**Deferred Maintenance:** None Noted  
**Additional Dwelling Comments:** Granted Waiver for Year Round Use  
**Assessed Value:** Land \$150,000 – Building \$60,300 – Total \$210,300  
**Highest and Best Use:** Existing Improvement and Use  
**Summary:** Seasonal cottage in above average condition.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 5 Cogswell Road

**Map/Parcel:** 19/49

**Inspection:** Exterior

**Date Inspected:** 8/17/11

**Location:** Inside Lot on Cogswell Road in South Section of CP

**Zoning:** Seasonal Cottage Sub-District – Conforming Lot and Use

**Access/ Egress:** Average

**Land Area/Frontage:** 7,000 Square Feet/Assumed at Least 60 Feet

**Water Frontage/View:** None/Other Dwellings

**Shape/Grade/Soil:** Rectangular/Level/Upland

**Parking/Landscaping:** Minimal/Minimal

**Utilities:** Town Water-Assume Private Well or Cistern/Septic – Failed T5

**Easements, Encroachments & Other Adverse Conditions:** None Noted

**Additional Site Comments:** None Noted

**Improvements/Use/Style:** Dwelling/Year Round Dwelling/Cottage

**Actual Age:** 1954

**Number of Stories:** 1 Story

**Exterior Extras:** None Noted

**Quality/Condition:** Average/Below Average

**Rooms:** 4 Rooms/2 Bedrooms/1 Bathroom

**Gross Living Area:** 928 Square Feet

**Basement:** Partial

**Heat/AC:** FHA/None

**Interior Finish:** Standard-Cottage

**Kitchen/Baths:** Semi-Modern

**Interior Extras:** None

**Deferred Maintenance:** Reflected in Condition

**Additional Dwelling Comments:** Granted Waiver for Year Round Use

**Assessed Value:** Land \$147,800 – Building \$43,100 – Total \$190,900

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Year round cottage in below average condition.



## **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 7 Cogswell Road

**Map/Parcel:** 19/50

**Inspection:** Exterior

**Date Inspected:** 8/17/11

**Location:** Inside Lot on Cogswell Road in South Section of CP

**Zoning:** Seasonal Cottage Sub-District – Conforming Lot and Use

**Access/ Egress:** Average

**Land Area/Frontage:** 7,000 Square Feet/Assume at Least 60 Feet

**Water Frontage/View:** None/Other Dwellings

**Shape/Grade/Soil:** Rectangular/Level/Upland

**Parking/Landscaping:** Minimal/Minimal

**Utilities:** Town Water-Assume Private Well or Cistern/Septic–Passed T5 in 1998 but Assume Future Fail

**Easements, Encroachments & Other Adverse Conditions:** None Noted

**Additional Site Comments:** None Noted

**Improvements/Use/Style:** Dwelling/Year Round Dwelling/Cottage

**Actual Age:** 1954

**Number of Stories:** 1 Story

**Exterior Extras:** Open Wood Deck

**Quality/Condition:** Average/Below Average

**Rooms:** 4 Rooms/2 Bedrooms/1 Bathroom

**Gross Living Area:** 1,144 Square Feet

**Basement:** Partial

**Heat/AC:** FHA/None

**Interior Finish:** Cottage

**Kitchen/Baths:** Semi-Modern

**Interior Extras:** None

**Deferred Maintenance:** Reflected in Condition

**Additional Dwelling Comments:** Granted Waiver for Year Round Use

**Assessed Value:** Land \$184,800 – Building \$57,300 – Total \$242,100

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Year round cottage in below average condition.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 9 Cogswell Road

**Map/Parcel:** 19/51

**Inspection:** Exterior

**Date Inspected:** 8/17/11

**Location:** Inside Lot on Cogswell Road in South Section of CP

**Zoning:** Seasonal Cottage Sub-District – Conforming Lot and Use

**Access/ Egress:** Average

**Land Area/Frontage:** 7,000 Square Feet/Assume at Least 60 Feet

**Water Frontage/View:** None/Other Dwellings

**Shape/Grade/Soil:** Rectangular/Level/Upland

**Parking/Landscaping:** Minimal/Average

**Utilities:** Town Water-Assume Private Well or Cistern/Septic–Passed T5 in 1998 but Assume Future Fail

**Easements, Encroachments & Other Adverse Conditions:** None Noted

**Additional Site Comments:** None Noted

**Improvements/Use/Style:** Dwelling/Year Round Dwelling/Cottage

**Actual Age:** 1954

**Number of Stories:** 1 Story

**Exterior Extras:** Open Wood Deck

**Quality/Condition:** Average/Good

**Rooms:** 5 Rooms/3 Bedrooms/1 Bathroom

**Gross Living Area:** 1,248 Square Feet

**Basement:** Partial

**Heat/AC:** FHA/None

**Interior Finish:** Cottage

**Kitchen/Baths:** Semi-Modern

**Interior Extras:** None

**Deferred Maintenance:** None Noted

**Additional Dwelling Comments:** Granted Waiver for Year Round Use

**Assessed Value:** Land \$184,800 – Building \$59,500 – Total \$244,300

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Year round cottage in good condition.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 11 Cogswell Road **Map/Parcel:** 19/52  
**Inspection:** Exterior **Date Inspected:** 8/17/11  
**Location:** Inside Lot on Cogswell Road in South Section of CP  
**Zoning:** Seasonal Cottage Sub-District – Conforming Lot and Use  
**Access/ Egress:** Average  
**Land Area/Frontage:** 7,000 Square Feet/Assume at Least 60 Feet  
**Water Frontage/View:** None/Other Dwellings, Marsh & Essex Bay  
**Shape/Grade/Soil:** Rectangular/Level/Upland  
**Parking/Landscaping:** Minimal/Minimal  
**Utilities:** Town Water/Cesspool – Passed T5 in 1998 but Assume Future Fail  
**Easements, Encroachments & Other Adverse Conditions:** None Noted  
**Additional Site Comments:** Overgrown  
**Improvements/Use/Style:** Dwelling/Seasonal Dwelling/Cottage  
**Actual Age:** 1954  
**Number of Stories:** 1 Story  
**Exterior Extras:** Screen Porch, Small Enclosed Porch, Patio  
**Quality/Condition:** Average/Fair  
**Rooms:** 4 Rooms/2 Bedrooms/1 Bathroom  
**Gross Living Area:** 529 Square Feet  
**Basement:** Partial  
**Heat/AC:** None/None  
**Interior Finish:** Cottage  
**Kitchen/Baths:** Semi-Modern  
**Interior Extras:** None  
**Deferred Maintenance:** None Noted  
**Additional Dwelling Comments:** None Noted  
**Assessed Value:** Land \$147,800 – Building \$30,800 – Total \$178,600  
**Highest and Best Use:** Existing Improvement and Use  
**Summary:** Seasonal cottage in fair condition on overgrown lot with marsh views.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 19 Cogswell Road

**Map/Parcel:** 19/53

**Inspection:** Exterior

**Date Inspected:** 8/17/11

**Location:** Inside Lot on Cogswell Road in South Section of CP

**Zoning:** Seasonal Cottage Sub-District – Conforming Lot and Use

**Access/ Egress:** Average

**Land Area/Frontage:** 7,392 Square Feet/Assume at Least 60 Feet

**Water Frontage/View:** None/Other Dwellings, Marsh & Essex Bay

**Shape/Grade/Soil:** Rectangular/Level/Upland

**Parking/Landscaping:** Minimal/Minimal

**Utilities:** Town Water/Cesspool – Failed T5 in 1998 but Assume Future Fail

**Easements, Encroachments & Other Adverse Conditions:** None Noted

**Additional Site Comments:** None Noted

**Improvements/Use/Style:** Dwelling/Seasonal Dwelling/Modified Cottage

**Actual Age:** 1955

**Number of Stories:** 1 Story

**Exterior Extras:** Open Covered Deck, Enclosed Porch

**Quality/Condition:** Average/Above Average

**Rooms:** 4 Rooms/2 Bedrooms/1 Bathroom

**Gross Living Area:** 544 Square Feet

**Basement:** Partial

**Heat/AC:** None/None

**Interior Finish:** Cottage

**Kitchen/Baths:** Semi-Modern

**Interior Extras:** None

**Deferred Maintenance:** None Noted

**Additional Dwelling Comments:** None Noted

**Assessed Value:** Land \$148,100 – Building \$32,100 – Total \$180,200

**Highest and Best Use:** Existing Improvement and Use

**Summary:** Seasonal cottage in above average condition with marsh and bay views.



## **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 20 Cogswell Road **Map/Parcel:** 19/54  
**Inspection:** Exterior **Date Inspected:** 8/17/11  
**Location:** Inside Lot on Cogswell Road in South Section of CP  
**Zoning:** Seasonal Cottage Sub-District – Conforming Lot and Use  
**Access/ Egress:** Average  
**Land Area/Frontage:** 12,875 Square Feet/Assume at Least 60 Feet  
**Water Frontage/View:** Marsh/Other Dwellings, Marsh & Essex Bay  
**Shape/Grade/Soil:** Irregular/Level/Upland  
**Parking/Landscaping:** Minimal/Minimal  
**Utilities:** Town Water/Cesspool – Failed T5 in 1998 but Assume Future Fail  
**Easements, Encroachments & Other Adverse Conditions:** Flood Zone  
**Additional Site Comments:** None Noted  
**Improvements/Use/Style:** Dwelling/Seasonal Dwelling/Cottage  
**Actual Age:** 1930  
**Number of Stories:** 1 Story  
**Exterior Extras:** Open Covered Porch, Screen Porch, 1 Car & 2 Car Detached Garages  
**Quality/Condition:** Average/Good  
**Rooms:** 4 Rooms/2 Bedrooms/1 Bathroom  
**Gross Living Area:** 1,044 Square Feet  
**Basement:** Partial  
**Heat/AC:** FHA/None  
**Interior Finish:** Cottage  
**Kitchen/Baths:** Semi-Modern  
**Interior Extras:** None  
**Deferred Maintenance:** None Noted  
**Additional Dwelling Comments:** None Noted  
**Assessed Value:** Land \$228,300 – Building \$68,300 – Total \$296,600  
**Highest and Best Use:** Existing Improvement and Use  
**Summary:** Seasonal cottage in good condition with marsh and bay frontage & views.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 98 Conomo Point Road  
**Map/Parcel:** 19/56  
**Inspection:** Exterior  
**Date Inspected:** 8/17/11  
**Location:** Corner of Conomo Point Road & Cogswell Road in South Section of CP  
**Zoning:** Seasonal Cottage Sub-District – Conforming Lot and Use  
**Access/ Egress:** Average  
**Land Area/Frontage:** 6,600 Square Feet/Assume at Least 60 Feet  
**Water Frontage/View:** None/Other Dwellings  
**Shape/Grade/Soil:** Irregular/Level/Upland  
**Parking/Landscaping:** Minimal/Minimal  
**Utilities:** Town Water/Septic – Passed T5 in 1998 but Assume Future Fail  
**Easements, Encroachments & Other Adverse Conditions:** None Noted  
**Additional Site Comments:** None Noted  
**Improvements/Use/Style:** Dwelling/Seasonal Dwelling/Cottage  
**Actual Age:** 1945  
**Number of Stories:** 1 Story  
**Exterior Extras:** Enclosed Porch & Open Wood Deck  
**Quality/Condition:** Average/Good  
**Rooms:** 4 Rooms/2 Bedrooms/1 Bathroom  
**Gross Living Area:** 578 Square Feet  
**Basement:** Partial  
**Heat/AC:** None/None  
**Interior Finish:** Cottage  
**Kitchen/Baths:** Semi-Modern  
**Interior Extras:** None  
**Deferred Maintenance:** None Noted  
**Additional Dwelling Comments:** None Noted  
**Assessed Value:** Land \$147,500 – Building \$32,100 – Total \$179,600  
**Highest and Best Use:** Existing Improvement and Use  
**Summary:** Seasonal cottage in good condition.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 100 Conomo Point Road  
**Map/Parcel:** 19/57  
**Inspection:** Exterior  
**Date Inspected:** 8/17/11  
**Location:** Corner of Conomo Point Road & Robbins Island Road in South Section of CP  
**Zoning:** Seasonal Cottage Sub-District – Conforming Lot and Use  
**Access/ Egress:** Average  
**Land Area/Frontage:** 9,900 Square Feet/Assume at Least 60 Feet  
**Water Frontage/View:** None/Other Dwellings & Marsh  
**Shape/Grade/Soil:** Rectangular/Slight Slope/Upland  
**Parking/Landscaping:** Minimal/Minimal  
**Utilities:** Town Water/Cesspool – Failed T5  
**Easements, Encroachments & Other Adverse Conditions:** None Noted  
**Additional Site Comments:** None Noted  
**Improvements/Use/Style:** Dwelling/Seasonal Dwelling/NE Farm House-Cottage  
**Actual Age:** 1914  
**Number of Stories:** 2.5 Stories with Full Shed Dormer  
**Exterior Extras:** Wrap-Around Open Covered Porch, 1 Car Detached Garage  
**Quality/Condition:** Average/Below Average  
**Rooms:** 7 Rooms/5 Bedrooms/1 Bathroom  
**Gross Living Area:** 1,902 Square Feet  
**Basement:** Partial  
**Heat/AC:** None/None  
**Interior Finish:** Cottage  
**Kitchen/Baths:** Semi-Modern  
**Interior Extras:** None  
**Deferred Maintenance:** Porch Needs Repair  
**Additional Dwelling Comments:** None Noted  
**Assessed Value:** Land \$225,200 – Building \$146,200 – Total \$371,400  
**Highest and Best Use:** Existing Improvement and Use  
**Summary:** Seasonal cottage in below average condition.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 4 Robbins Island Road  
**Map/Parcel:** 19/58  
**Inspection:** Exterior & Interior  
**Date Inspected:** 8/17/11  
**Location:** Inside Lot at Beginning of Robbins Island Road in South Section of CP  
**Zoning:** Seasonal Cottage Sub-District – Conforming Lot and Use  
**Access/ Egress:** Fair  
**Land Area/Frontage:** 6,930 Square Feet/Assumed at Least 60 Feet  
**Water Frontage/View:** None/Other Dwellings & Marsh  
**Shape/Grade/Soil:** Rectangular/Slight Slope/Upland  
**Parking/Landscaping:** Minimal/Minimal  
**Utilities:** Town Water/Septic – Passed T5 in 1998 but Assume Future Fail  
**Easements, Encroachments & Other Adverse Conditions:** Flood Zone  
**Additional Site Comments:** None Noted  
**Improvements/Use/Style:** Dwelling/Seasonal Dwelling/Cottage  
**Actual Age:** 1920  
**Number of Stories:** 1.5 Stories with Full Shed Dormer  
**Exterior Extras:** Wrap-Around Open Covered Porch  
**Quality/Condition:** Average/Above Average  
**Rooms:** 6 Rooms/2 Bedrooms/1 Bathroom  
**Gross Living Area:** 1,279 Square Feet  
**Basement:** Partial  
**Heat/AC:** None/None  
**Interior Finish:** Cottage  
**Kitchen/Baths:** Semi-Modern  
**Interior Extras:** Wood Stove  
**Deferred Maintenance:** None Noted  
**Additional Dwelling Comments:** None Noted  
**Assessed Value:** Land \$221,700 – Building \$61,800 – Total \$283,500  
**Highest and Best Use:** Existing Improvement and Use  
**Summary:** Seasonal cottage in above average condition.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 6 Robbins Island Road **Map/Parcel:** 19/59  
**Inspection:** Exterior **Date Inspected:** 8/17/11  
**Location:** Inside Lot at Beginning of Robbins Island Road in South Section of CP  
**Zoning:** Seasonal Cottage Sub-District – Conforming Lot and Use  
**Access/ Egress:** Fair  
**Land Area/Frontage:** 6,650 Square Feet/Assumed at Least 60 Feet  
**Water Frontage/View:** None/Other Dwellings & Marsh  
**Shape/Grade/Soil:** Rectangular/Slight Slope/Upland  
**Parking/Landscaping:** Minimal/Average  
**Utilities:** Town Water/Septic – Failed T5 but Soil Tested as Suitable for New System  
**Easements, Encroachments & Other Adverse Conditions:** Flood Zone  
**Additional Site Comments:** Backs up to Cogswell Road  
**Improvements/Use/Style:** Dwelling/Seasonal Dwelling/Cottage  
**Actual Age:** 1908  
**Number of Stories:** 1.5 & 2 Stories with Full Shed Dormer  
**Exterior Extras:** Enclosed Porch & Open Covered Porch  
**Quality/Condition:** Average/Above Average  
**Rooms:** 5 Rooms/3 Bedrooms/1 Bathroom  
**Gross Living Area:** 828 Square Feet  
**Basement:** None  
**Heat/AC:** None/None  
**Interior Finish:** Cottage  
**Kitchen/Baths:** Semi-Modern  
**Interior Extras:** None  
**Deferred Maintenance:** None Noted  
**Additional Dwelling Comments:** None Noted  
**Assessed Value:** Land \$221,400 – Building \$96,700 – Total \$318,100  
**Highest and Best Use:** Existing Improvement and Use  
**Summary:** Seasonal cottage in above average condition.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 8 Robbins Island Road  
**Map/Parcel:** 19/60  
**Inspection:** Exterior  
**Date Inspected:** 8/17/11  
**Location:** Inside Lot at Beginning of Robbins Island Road in South Section of CP  
**Zoning:** Seasonal Cottage Sub-District - Legal, Pre-Existing, Non-Conforming Lot  
**Access/ Egress:** Fair  
**Land Area/Frontage:** 5,950 Square Feet/Assume at Least 60 Feet  
**Water Frontage/View:** None/Other Dwellings & Marsh  
**Shape/Grade/Soil:** Rectangular/Slight Slope/Low Land  
**Parking/Landscaping:** Minimal/Average  
**Utilities:** Town Water/Septic – Failed T5  
**Easements, Encroachments & Other Adverse Conditions:** Flood Zone  
**Additional Site Comments:** Soggy Yard, Backs up to Cogswell Road  
**Improvements/Use/Style:** Dwelling/Seasonal/Cape  
**Actual Age:** 1959  
**Number of Stories:** 1.5 Stories  
**Exterior Extras:** Open Wood Deck  
**Quality/Condition:** Average/Above Average  
**Rooms:** 4 Rooms/1 Bedroom/1 Bathroom  
**Gross Living Area:** 864 Square Feet  
**Basement:** None  
**Heat/AC:** FHA/None  
**Interior Finish:** Cottage  
**Kitchen/Baths:** Semi-Modern  
**Interior Extras:** None  
**Deferred Maintenance:** None Noted  
**Additional Dwelling Comments:** None Noted  
**Assessed Value:** Land \$220,600 – Building \$63,100 – Total \$283,700  
**Highest and Best Use:** Existing Improvement and Use  
**Summary:** Seasonal dwelling in above average condition.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 10 Robbins Island Road **Map/Parcel:** 19/61  
**Inspection:** Exterior **Date Inspected:** 8/17/11  
**Location:** Inside Lot at Beginning of Robbins Island Road in South Section of CP  
**Zoning:** Seasonal Cottage Sub-District – Conforming Lot and Use  
**Access/ Egress:** Average  
**Land Area/Frontage:** 7,500 Square Feet/Assume at Least 60 Feet  
**Water Frontage/View:** None/Other Dwellings & Marsh  
**Shape/Grade/Soil:** Rectangular/Slight Slope/Low Land  
**Parking/Landscaping:** Minimal/Average  
**Utilities:** Town Water/Septic – Passed T5 in 1998 but Assume Future Fail  
**Easements, Encroachments & Other Adverse Conditions:** Flood Zone  
**Additional Site Comments:** Soggy Yard, Backs up to Cogswell Road  
**Improvements/Use/Style:** Dwelling/Seasonal/Cottage  
**Actual Age:** 1934  
**Number of Stories:** 1 Story  
**Exterior Extras:** Open Deck, Enclosed Porch, Open Covered Porch, Detached Shed  
**Quality/Condition:** Average/Good  
**Rooms:** 4 Rooms/2 Bedrooms/1 Bathroom  
**Gross Living Area:** 690 Square Feet  
**Basement:** None  
**Heat/AC:** FHA/None  
**Interior Finish:** Cottage  
**Kitchen/Baths:** Semi-Modern  
**Interior Extras:** None  
**Deferred Maintenance:** None Noted  
**Additional Dwelling Comments:** None Noted  
**Assessed Value:** Land \$222,400 – Building \$39,400 – Total \$261,800  
**Highest and Best Use:** Existing Improvement and Use  
**Summary:** Seasonal cottage in good condition.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 12 Robbins Island Road  
**Map/Parcel:** 19/62  
**Inspection:** Exterior  
**Date Inspected:** 8/17/11  
**Location:** Inside Lot at Beginning of Robbins Island Road in South Section of CP  
**Zoning:** Seasonal Cottage Sub-District – Conforming Lot and Use  
**Access/ Egress:** Average  
**Land Area/Frontage:** 6,600 Square Feet/Assume at Least 60 Feet  
**Water Frontage/View:** None/Other Dwellings & Marsh  
**Shape/Grade/Soil:** Rectangular/Slight Slope/Low Land  
**Parking/Landscaping:** Minimal/Average  
**Utilities:** Town Water/Septic – Passed T5 in 1998 but Assume Future Fail  
**Easements, Encroachments & Other Adverse Conditions:** Flood Zone  
**Additional Site Comments:** Soggy Yard, Backs up to Cogswell Road  
**Improvements/Use/Style:** Dwelling/Seasonal/Cottage  
**Actual Age:** 1900  
**Number of Stories:** 1.75 Stories  
**Exterior Extras:** Open Covered Porch, Screen Porch, Detached Shed  
**Quality/Condition:** Average/Above Average  
**Rooms:** 4 Rooms/2 Bedrooms/1 Bathroom  
**Gross Living Area:** 675 Square Feet  
**Basement:** None  
**Heat/AC:** FHA/None  
**Interior Finish:** Cottage  
**Kitchen/Baths:** Semi-Modern  
**Interior Extras:** None  
**Deferred Maintenance:** None Noted  
**Additional Dwelling Comments:** None Noted  
**Assessed Value:** Land \$221,300 – Building \$29,900 – Total \$251,200  
**Highest and Best Use:** Existing Improvement and Use  
**Summary:** Seasonal cottage in above average condition.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 14 Robbins Island Road **Map/Parcel:** 19/63  
**Inspection:** Exterior **Date Inspected:** 8/17/11  
**Location:** Inside Lot at Beginning of Robbins Island Road in South Section of CP  
**Zoning:** Seasonal Cottage Sub-District – Conforming Lot and Use  
**Access/ Egress:** Average  
**Land Area/Frontage:** 7,700 Square Feet/Assume at Least 60 Feet  
**Water Frontage/View:** None/Other Dwellings & Marsh  
**Shape/Grade/Soil:** Rectangular/Slight Slope/Low Land  
**Parking/Landscaping:** Minimal/Average  
**Utilities:** Town Water/Septic – Passed T5 in 1998 but Assume Future Fail  
**Easements, Encroachments & Other Adverse Conditions:** Flood Zone  
**Additional Site Comments:** Soggy Yard, Backs Up to Cogswell Road  
**Improvements/Use/Style:** Dwelling/Seasonal/Cottage  
**Actual Age:** 1900  
**Number of Stories:** 1 Story  
**Exterior Extras:** Open Covered Porch, Screen Porch, 1 Car Detached Garage  
**Quality/Condition:** Average/Above Average  
**Rooms:** 4 Rooms/2 Bedrooms/1 Bathroom  
**Gross Living Area:** 720 Square Feet  
**Basement:** None  
**Heat/AC:** None/None  
**Interior Finish:** Cottage  
**Kitchen/Baths:** Semi-Modern  
**Interior Extras:** Fireplace  
**Deferred Maintenance:** Front Porch Needs Repair  
**Additional Dwelling Comments:** None Noted  
**Assessed Value:** Land \$222,600 – Building \$35,300 – Total \$257,900  
**Highest and Best Use:** Existing Improvement and Use  
**Summary:** Seasonal cottage in above average condition.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 89 Conomo Point Road  
**Inspection:** Exterior  
**Location:** South Section of Conomo Point on Main Road  
**Zoning:** Seasonal Cottage Sub-District - Legal, Pre-Existing, Non-Conforming Lot  
**Access/ Egress:** Average  
**Land Area/Frontage:** 2,750 Square Feet/Less than 60 Feet  
**Water Frontage/View:** None/Other Dwellings & Marsh  
**Shape/Grade/Soil:** Irregular/Level/Upland  
**Parking/Landscaping:** Minimal/Minimal  
**Utilities:** Town Water/Cesspool – Passed T5 in 1998 but Assume Future Fail  
**Easements, Encroachments & Other Adverse Conditions:** None Noted  
**Additional Site Comments:** None Noted  
**Improvements/Use/Style:** Dwelling/Seasonal/Cottage  
**Actual Age:** 1900  
**Number of Stories:** 1 Story  
**Exterior Extras:** Open Wood Deck  
**Quality/Condition:** Average/Below Average  
**Rooms:** 4 Rooms/2 Bedrooms/1 Bathroom  
**Gross Living Area:** 816 Square Feet  
**Basement:** Partial  
**Heat/AC:** None/None  
**Interior Finish:** Cottage  
**Kitchen/Baths:** Semi-Modern  
**Interior Extras:** None  
**Deferred Maintenance:** Reflected in Condition  
**Additional Dwelling Comments:** Built Very Close to Street  
**Assessed Value:** Land \$158,300 – Building \$30,600 – Total \$188,900  
**Highest and Best Use:** Existing Improvement and Use  
**Summary:** Seasonal cottage in below average condition built very close to street on undersize lot.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 87 Conomo Point Road  
**Map/Parcel:** 19/117  
**Inspection:** Exterior  
**Date Inspected:** 8/17/11  
**Location:** South Section of Conomo Point on Main Road  
**Zoning:** Seasonal Cottage Sub-District - Legal, Pre-Existing, Non-Conforming Lot  
**Access/ Egress:** Average  
**Land Area/Frontage:** 4,800 Square Feet/Assumed at Least 60 Feet  
**Water Frontage/View:** None/Other Dwellings & Marsh  
**Shape/Grade/Soil:** Irregular/Slight Slope/Upland  
**Parking/Landscaping:** Minimal/Minimal  
**Utilities:** Town Water/Cesspool – Failed T5  
**Easements, Encroachments & Other Adverse Conditions:** None Noted  
**Additional Site Comments:** None Noted  
**Improvements/Use/Style:** Dwelling/Seasonal/Cottage  
**Actual Age:** 1900  
**Number of Stories:** 1 Story  
**Exterior Extras:** Open Deck  
**Quality/Condition:** Average/Below Average  
**Rooms:** 4 Rooms/2 Bedrooms/1 Bathroom  
**Gross Living Area:** 660 Square Feet  
**Basement:** None  
**Heat/AC:** Electric/None  
**Interior Finish:** Cottage  
**Kitchen/Baths:** Semi-Modern  
**Interior Extras:** None  
**Deferred Maintenance:** Reflected in Condition  
**Additional Dwelling Comments:** None Noted  
**Assessed Value:** Land \$182,100 – Building \$23,700 – Total \$205,800  
**Highest and Best Use:** Existing Improvement and Use  
**Summary:** Seasonal cottage in below average condition.



### **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 85 Conomo Point Road  
**Map/Parcel:** 19/118  
**Inspection:** Exterior  
**Date Inspected:** 8/17/11  
**Location:** South Section of Conomo Point on Main Road  
**Zoning:** Single Family Sub-District - Legal, Pre-Existing, Non-Conforming Lot  
**Access/ Egress:** Average  
**Land Area/Frontage:** 9,500 Square Feet/Assume at Least 100 Feet  
**Water Frontage/View:** None/Other Dwellings & Marsh  
**Shape/Grade/Soil:** Rectangular/Level/Upland  
**Parking/Landscaping:** Minimal/Average  
**Utilities:** Town Water-Assume Private Well or Cistern/Cesspool – Failed T5  
**Easements, Encroachments & Other Adverse Conditions:** None Noted  
**Additional Site Comments:** Overlooks March  
**Improvements/Use/Style:** Dwelling/Year Round/Ranch  
**Actual Age:** 1961  
**Number of Stories:** 1 Story  
**Exterior Extras:** Patio, Screen Porch, Wood Deck & Storage Shed  
**Quality/Condition:** Average/Good  
**Rooms:** 5 Rooms/2 Bedrooms/1 Bathroom  
**Gross Living Area:** 1,524 Square Feet  
**Basement:** None  
**Heat/AC:** Electric/None  
**Interior Finish:** Standard  
**Kitchen/Baths:** Semi-Modern  
**Interior Extras:** Fireplace  
**Deferred Maintenance:** None Noted  
**Additional Dwelling Comments:** Granted Waiver for Year Round Use  
**Assessed Value:** Land \$187,200 – Building \$67,700 – Total \$254,900  
**Highest and Best Use:** Existing Improvement and Use  
**Summary:** Year round single family dwelling in good condition.

