

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

<b>IDENTIFICATION OF THE SUBJECT PROPERTIES</b>									
					<b>LEASE</b>			<b>LAND</b>	<b>LIVING</b>
<b>NO</b>	<b>DISTRICT</b>	<b>AREA</b>	<b>MAP</b>	<b>PARCEL</b>	<b>HOLDER</b>	<b>NO.</b>	<b>STREET</b>	<b>AREA</b>	<b>AREA</b>
1	South	South	19	11	Mores	34	Cogswell Road	27,086	794
2	South	South	19	12	Johnson, Walter	28	Cogswell Road	11,585	732
3	South	South	19	13	Ryder	24	Cogswell Road	10,599	450
4	South	South	19	14	Cass	22	Cogswell Road	10,330	1,308
5	South	South	19	15	Gammons	2	Sumac Drive	74,108	2,070
6	South	South	19	16	Jones, Anstiss	6	Sumac Drive	40,496	900
7	South	South	19	17	Wainwright	8	Sumac Drive	118,586	1,086
8	South	South	19	20	Emerson JH Co.	7	Sumac Drive	105,722	4,956
9	South	South	19	26	Amirault	82	Conomo Point Road	62,485	1,594
10	South	South	19	27	Touher	31	Cogswell Road	27,407	1,355
11	South	South	19	28	Foley/Lewis	33	Cogswell Road	16,578	960
12	South	South	19	33	Simpson	86	Conomo Point Road	35,286	1,280
13	South	South	19	34	Calder, Jonathan&Cynthia	90	Conomo Point Road	10,357	728
14	South	South	19	35	Tofuri	4	Town Farm Road	10,609	1,150
15	South	South	19	36	Bryer	6	Town Farm Road	8,687	960
16	South	South	19	37	Vaitones	8	Town Farm Road	13,964	720
17	South	South	19	38	Richter	10	Town Farm Road	21,591	896
18	South	South	19	40	Walker, Jesse	12	Town Farm Road	26,703	1,176
19	South	South	19	41	Drew	13	Town Farm Road	12,997	1,337
20	South	South	19	44	Ekdahl	9	Town Farm Road	13,756	832
21	South	South	19	45	Bertocci	3	Town Farm Road	6,648	720
22	South	South	19	46	Herrmann, Joan Brown	92	Conomo Point Road	9,786	1,004
23	South	South	19	47	Kelly, Paul T.	94	Conomo Point Road	7,699	864
24	South	South	19	48	Landry	96	Conomo Point Road	9,611	1,262
25	South	South	19	49	Appeltofft	5	Cogswell Road	8,566	928
26	South	South	19	50	Pingree	7	Cogswell Road	7,563	1,144
27	South	South	19	51	Brenneman	9	Cogswell Road	6,528	1,248
28	South	South	19	52	Lichtenstein	11	Cogswell Road	7,075	529
29	South	South	19	53	Sorli, Hedwig M. Estate	19	Cogswell Road	6,077	544
30	South	South	19	54	Tirrell	20	Cogswell Road	13,611	1,044
31	South	South	19	56	Mayer, Daniel	98	Conomo Point Road	6,880	578
32	South	South	19	57	Dolph	100	Conomo Point Road	8,338	1,902
33	South	South	19	58	Darrow	4	Robbins Island Road	7,325	1,279
34	South	South	19	59	Schuiteman	6	Robbins Island Road	9,036	828
35	South	South	19	60	Liberti	8	Robbins Island Road	7,342	864
36	South	South	19	61	Tardie	10	Robbins Island Road	7,705	690
37	South	South	19	62	Lucey	12	Robbins Island Road	6,438	675
38	South	South	19	63	Carter	14	Robbins Island Road	7,619	720
39	South	South	19	116	Van Hammersveld	89	Conomo Point Road	3,140	816
40	South	South	19	117	Durie	87	Conomo Point Road	3,793	660
41	South	South	19	118	Beck	85	Conomo Point Road	19,624	1,524

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

**Address:** 34 Cogswell Road

**Map/Parcel:** 19/11

**Inspection:** Exterior

**Date Inspected:** 8/17/11 & 4/1/12

**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:** 27,086 Square Feet/60 Feet

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

**Shape/Grade/Soil:** Irregular/Level/Upland-Ledge-Marshland (25%)

**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 Decks, Detached Storage Shed, Outdoor Shower

**Quality/Condition:** Average/Good

**Rooms:** 3 Rooms/1 Bedroom/1 Bathroom

**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 but Not Grandfathered

**Assessed Value:** Land \$216,400 – Building \$42,800 – Total \$259,200

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

**Summary:** Seasonal cottage in good condition in private setting with excellent marsh views. Some of land is marshland.



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

**Address:** 28 Cogswell Road

**Map/Parcel:** 19/12

**Inspection:** Exterior

**Date Inspected:** 8/17/11 & 4/1/12

**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:** 11,585 Square Feet/94.67 Feet

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

**Shape/Grade/Soil:** Irregular/Level/Upland-Marshland (25%)

**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 Bedroom/1 Bathroom

**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 \$212,800 – Building \$30,900 – Total \$243,700

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

**Summary:** Seasonal cottage in good condition built close to street with excellent marsh views. Some of land is marshland.



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

**Address:** 24 Cogswell Road

**Map/Parcel:** 19/13

**Inspection:** Exterior

**Date Inspected:** 8/17/11 & 4/1/12

**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:** 10,599 Square Feet/104.90 Feet

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

**Shape/Grade/Soil:** Irregular/Level/Upland-Marshland (25%)

**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 \$216,500 – Building \$25,000 – Total \$241,500

**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 & 4/1/12

**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:** 10,330 Square Feet/69.72 Feet

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

**Shape/Grade/Soil:** Irregular/Level/Upland - Marshland (25%)

**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 \$203,200 – Building \$140,000 – Total \$343,200

**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 & 4/1/12

**Location:** Dead End Street in South Section of Conomo Point at Corner of Conomo Point Road

**Zoning:** Single Family Sub-District - Conforming Lot and Use

**Access/ Egress:** Average

**Land Area/Frontage:** 74,108 SF (30,000 +/- SF Upland)/346.56 Ft. Sumac Dr./Conomo Pt. Rd.

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

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

**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:** Primary Land not in Food Zone

**Additional Site Comments:** Considerable Surplus Land that is Mostly Wet

**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 Bathrooms

**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:** Year Round Use Allowed by Right

**Assessed Value:** Land \$171,600 – Building \$178,900 – Total \$350,500

**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 & 4/1/12

**Location:** Dead End Street in South Section of Conomo Point

**Zoning:** Single Family Sub-District - Conforming Lot and Use

**Access/ Egress:** Average

**Land Area/Frontage:** 40,496 Square Feet (20,000 +/- SF Upland)/101.27 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:** Primary Land Not in Flood Zone

**Additional Site Comments:** Considerable Surplus Land that is Mostly Wet

**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:** Year Round Use Allowed by Right

**Assessed Value:** Land \$162,000 – Building \$90,800 – Total \$252,800

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

**Summary:** Year round single family dwelling in good condition.





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

**Address:** 8 Sumac Drive

**Map/Parcel:** 19/17

**Inspection:** Exterior

**Date Inspected:** 8/17/11 & 4/1/12

**Location:** Dead End Street in South Section of Conomo Point

**Zoning:** Single Family Sub-District - Conforming Lot and Use

**Access/ Egress:** Average

**Land Area/Frontage:** 118,586 Square Feet (20,000 +/- SF Upland)/164.75 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:** Primary Land Not in Flood Zone

**Additional Site Comments:** Considerable Surplus Land that is Mostly Wet

**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:** Year Round Use Allowed by Right

**Assessed Value:** Land \$160,700 – Building \$54,100 – Total \$214,800

**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 & 4/1/12

**Location:** Dead End Street in South Section of Conomo Point

**Zoning:** Single Family Sub-District - Conforming Lot and Use

**Access/ Egress:** Average

**Land Area/Frontage:** 105,722 Square Feet (32,000 +/- SF Upland)/130 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:** Primary Land Not in Flood Zone

**Add. Site Comments:** Lge. Front Yard with Established Lawn, Considerable Wet Surplus Land

**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:** Year Round Use Allowed by Right

**Assessed Value:** Land \$154,000 – Building \$471,400 – Total \$625,400

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

**Summary:** Year round, single family dwelling in good condition.



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

**Address:** 82 Conomo Point Road

**Map/Parcel:** 19/26

**Inspection:** Exterior & Interior

**Date Inspected:** 8/17/11 & 4/1/12

**Location:** Long Driveway off Conomo Point Road in South Section of Conomo Point

**Zoning:** Single Family Sub-District – Conforming Lot and Use

**Access/ Egress:** Average

**Land Area/Frontage:** 62,485 SF (30,000 +/- SF Upland)/112.90 Feet

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

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

**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

**Add. Site Comments:** Lge. Front Yard with Established Lawn, Considerable Wet Surplus Land

**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. Year Round Use Allowed by Right.

**Assessed Value:** Land \$251,000 – Building \$74,400 – Total \$325,400

**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 & 4/1/12

**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:** 27,407 Square Feet/150.63 Feet

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

**Shape/Grade/Soil:** Irregular/Level/Upland – Marshland (25%)

**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 Bathroom

**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 \$200,300 – Building \$71,600 – Total \$271,900

**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:** 33 Cogswell Road

**Map/Parcel:** 19/28

**Inspection:** Exterior

**Date Inspected:** 8/17/11 & 4/1/12

**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:** 16,578 Square Feet/69.91 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 Bathroom

**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 \$195,800 – Building \$45,300 – Total \$241,100

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

**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 & 4/1/12

**Location:** Long Driveway off Conomo Point Road in South Section of Conomo Point

**Zoning:** Single Family Sub-District - Conforming Lot and Use

**Access/ Egress:** Average

**Land Area/Frontage:** 35,286 Square Feet (25,000 SF Upland)/248.66 Feet

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

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

**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:** Considerable Amount of Wet Surplus Land

**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. Year Round Use Allowed by Right.

**Assessed Value:** Land \$234,500 – Building \$108,300 – Total \$342,800

**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 & 4/1/12

**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:** 10,357 Square Feet/218.71 Feet

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

**Shape/Grade/Soil:** Rectangular/Level/Upland – Marshland (25%)

**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 \$145,500 – Building \$25,600 – Total \$171,100

**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 & 4/1/12

**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:** 10,609 Square Feet/83.61 Feet

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

**Shape/Grade/Soil:** Rectangular/Level/Upland-Marshland (25%)

**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 but Not Grandfathered

**Assessed Value:** Land \$141,600 – Building \$64,400 – Total \$206,000

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

**Summary:** Seasonal, single family dwelling currently used year-round in average condition.





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

**Address:** 6 Town Farm Road

**Map/Parcel:** 19/36

**Inspection:** Exterior

**Date Inspected:** 8/17/11 & 4/1/12

**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:** 8,687 Square Feet/61.80 Feet

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

**Shape/Grade/Soil:** Rectangular/Level/Upland – Marshland (25%)

**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 \$141,600 – Building \$60,900 – Total \$202,500

**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 & 4/1/12

**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:** 13,964 Square Feet/66.88 Feet

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

**Shape/Grade/Soil:** Rectangular/Sloping/Upland – Marshland (50%)

**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 \$141,600 – Building \$44,700 – Total \$186,300

**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 & 4/1/12

**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:** 21,591 Square Feet/100.20 Feet

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

**Shape/Grade/Soil:** Rectangular/Level/Upland-Marshland (50%)

**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 but Not Grandfathered

**Assessed Value:** Land \$147,100 – Building \$64,800 – Total \$211,900

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

**Summary:** Seasonal single family dwelling currently used year round in good condition.



## **DESCRIPTION OF THE SUBJECT PROPERTY**

**Address:** 12 Town Farm Road

**Map/Parcel:** 19/40

**Inspection:** Exterior

**Date Inspected:** 8/17/11 & 4/1/12

**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:** 26,703 Square Feet/274.58 Feet

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

**Shape/Grade/Soil:** Rectangular/Level/Upland-Marshland (50%)

**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 but Not Grandfathered

**Assessed Value:** Land \$146,700 – Building \$72,400 – Total \$219,100

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

**Summary:** Seasonal sfd currently used yr round in good condition. Assumed not sub-dividable.





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

**Address:** 13 Town Farm Road

**Map/Parcel:** 19/41

**Inspection:** Exterior

**Date Inspected:** 8/17/11 & 4/1/12

**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:** 12,997 SF/252.13 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/Above 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 but Not Grandfathered

**Assessed Value:** Land \$151,300 – Building \$62,600 – Total \$213,900

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

**Summary:** Seasonal cottage current use yr round in above avg cond. Combined with former 19/42.



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

**Address:** 9 Town Farm Road

**Map/Parcel:** 19/44

**Inspection:** Exterior

**Date Inspected:** 8/17/11 & 4/1/12

**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:** 13,756 SF /144.84 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 \$187,900 – Building \$75,800 – Total \$263,700

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

**Summary:** Seasonal cottage in average condition. Combined with former 19/43.



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

**Address:** 3 Town Farm Road      **Map/Parcel:** 19/45  
**Inspection:** Exterior & Interior      **Date Inspected:** 8/17/11 & 4/1/12  
**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:** 6,648 Square Feet/66.44 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 \$141,600 – Building \$36,800 – Total \$178,400  
**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 & 4/1/12

**Location:** Corner of Conomo Point Road and Town Farm Road in South Section of CP

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

**Access/ Egress:** Average

**Land Area/Frontage:** 9,786 SF /201.99 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 \$135,500 – Building \$41,900 – Total \$177,400

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

**Summary:** Seasonal cottage in fair to poor condition.





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

**Address:** 94 Conomo Point Road

**Map/Parcel:** 19/47

**Inspection:** Exterior

**Date Inspected:** 8/17/11 & 4/1/12

**Location:** Conomo Point Road in South Section of CP

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

**Access/ Egress:** Average

**Land Area/Frontage:** 7,699 Square Feet/66.68 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 \$143,000 – Building \$43,800 – Total \$186,800

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

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



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

**Address:** 96 Conomo Point Road

**Map/Parcel:** 19/48

**Inspection:** Exterior

**Date Inspected:** 8/17/11 & 4/1/12

**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:** 9,611 Square Feet/168.26 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 but Not Grandfathered

**Assessed Value:** Land \$146,000 – Building \$58,900 – Total \$204,900

**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 & 4/1/12

**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:** 8,566 Square Feet/78.75 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 but Not Grandfathered

**Assessed Value:** Land \$141,600 – Building \$44,200 – Total \$185,800

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

**Summary:** Seasonal 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 & 4/1/12

**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:** 7,563 Square Feet/71.24 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 but Not Grandfathered

**Assessed Value:** Land \$177,000 – Building \$62,700 – Total \$239,700

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

**Summary:** Seasonal 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 & 4/1/12

**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:** 6,528 Square Feet/66.18 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 but Not Grandfathered

**Assessed Value:** Land \$177,000 – Building \$69,300 – Total \$246,300

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

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



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

**Address:** 11 Cogswell Road

**Map/Parcel:** 19/52

**Inspection:** Exterior

**Date Inspected:** 8/17/11 & 4/1/12

**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:** 7,075 Square Feet/80.99 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/Below Average to 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 \$141,600 – Building \$38,800 – Total \$180,400

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

**Summary:** Seasonal cottage in b. average to 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 & 4/1/12

**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:** 6,077 Square Feet/120.66 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 \$142,200 – Building \$29,900 – Total \$172,100

**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 & 4/1/12

**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:** 13,611 Square Feet/ 60.28 Feet

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

**Shape/Grade/Soil:** Irregular/Level/Upland – Marshland (25%)

**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 \$226,100 – Building \$74,200 – Total \$300,300

**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 & 4/1/12

**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:** 6,880 Square Feet/163.79 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 \$141,000 – Building \$36,900 – Total \$177,900

**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 & 4/1/12  
**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:** 8,338 Square Feet/52.05 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/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 \$219,200 – Building \$160,500 – Total \$379,700  
**Highest and Best Use:** Existing Improvement and Use  
**Summary:** Seasonal cottage in average condition.



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

**Address:** 4 Robbins Island Road

**Map/Parcel:** 19/58

**Inspection:** Exterior & Interior

**Date Inspected:** 8/17/11 & 4/1/12

**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:** 7,325 Square Feet/61.08 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/Good

**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 \$212,300 – Building \$71,200 – Total \$283,500

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

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





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

**Address:** 6 Robbins Island Road

**Map/Parcel:** 19/59

**Inspection:** Exterior

**Date Inspected:** 8/17/11 & 4/1/12

**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:** 9,036 Square Feet/84.84 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:** None Noted

**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/Good

**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 \$211,600 – Building \$94,100 – Total \$305,700

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

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





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

**Address:** 8 Robbins Island Road

**Map/Parcel:** 19/60

**Inspection:** Exterior

**Date Inspected:** 8/17/11 & 4/1/12

**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:** 7,342 Square Feet/77.86 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

**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 \$210,000 – Building \$72,900 – Total \$282,900

**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 & 4/1/12

**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:** 7,705 Square Feet/64.05 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 \$213,600 – Building \$50,000 – Total \$256,600

**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 & 4/1/12

**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:** 6,438 Square Feet/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 \$211,500 – Building \$34,300 – Total \$245,800

**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 & 4/1/12

**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:** 7,619 Square Feet/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 \$214,100 – Building \$40,800 – Total \$260,000

**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

**Map/Parcel:** 19/116

**Inspection:** Exterior

**Date Inspected:** 8/17/11 & 4/1/12

**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:** 3,140 Square Feet/167.07 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 \$145,300 – Building \$33,300 – Total \$178,600

**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 & 4/1/12

**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:** 3,793 Square Feet/62.05 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 \$172,800 – Building \$27,100 – Total \$199,900

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

**Summary:** Seasonal cottage in below average condition on under sized lot.





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

**Address:** 85 Conomo Point Road

**Map/Parcel:** 19/118

**Inspection:** Exterior

**Date Inspected:** 8/17/11 & 4/1/12

**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:** 19,624 Square Feet/190.48 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/Above Average

**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:** Year Round Use Allowed by Right

**Assessed Value:** Land \$181,900 – Building \$70,100 – Total \$252,000

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

**Summary:** Year round single family dwelling in above average condition.

