

South Berwick  
 Name: HOCHMAN, JESSICA  
 JOHNSON, JORDAN

**Valuation Report**

08/15/2024

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Account: 2054 Card: 1 of 1

Map/Lot: 025-042-000-000  
 Location: 20 PLEASANT STREET

Neighborhood 21 OA - Older Avg 21

Zoning/Use R1 RESIDENTIAL VILLAGE  
 Topography  
 Utilities All Public  
 Street

Sale Data	
Sale Date	09/30/2020
Sale Price	316,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 S1150R  
 Reference 2 2020 SALES=FLIP  
 Tran/Land/Bldg 101 1 11  
 X Coord Y Coord  
 Exemption(s) Land Schedule 21

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.17	Acres-Homesite (Fract)	141,700	142,428 100%		142,428
Total Acres 0.17				Land Total	142,428

**Dwelling Description**

**Replacement Cost New**

CAPE	1 and Three Quarter	512 Sqft	Grade C 110	Base	205,082
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Flooring	Soft Wood Prim F			Flooring	422
					0
Foundation	Brick &/or Stone	Basement	Full Bmt	Basement	6,477
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% FWA	Cooling	0%	Heat	2,957
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,260
Attic	Floor & Stairs			Attic	2,253
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1837	0	GOOD	TYPICAL	Very Good	Field8	224,451
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		83%	100%	100%
						186,294

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Storage	1837	36	C 110	754	V.G.	83%	100%	100%	626
2 Story/Bsmt	1837	177	C 110	27,784	V.G.	83%	100%	100%	23,061
1 Story	1837	25	C 110	2,720	V.G.	83%	100%	100%	2,258
Open Fr Porch	1837	70	C 110	1,988	V.G.	83%	100%	100%	1,650
Frame Shed	1964	120	C 100	1,668	Avq.	4%	65%	100%	44
1,275 SFLA									27,639

<b>Acpt Land</b>	142,400	<b>Accepted Bldg</b>	213,900	<b>Total</b>	356,300
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