

Situs : 498 EAGLE PT

Map ID: 65-003-30-026-00

LUC: 510

Card: 1 of 1

Tax Year: 2025

Printed: 03/03/26

CURRENT OWNER	
CANTINI MARLYN	
CAUV Field Review Flag:	

GENERAL INFORMATION	
Routing No.	003-30 026-00
Class	Residential
Living Units	1
Neighborhood	26600
District	
Zoning	
Alternate Id	



Legal Description	
Parcel Tieback:	Addl. Tieback: Y
Legal Descriptions: 498 ROAMING ROCK NO 3	

Land Information								
Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
G	1	90500	0	0	0	4	25	147,060
								147,060
Total Acres: .5014				Legal Acres: 0.41		NBHD Fact: 1.3000		

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	51,490	147,100	147,100	0	0
Building	172,760	493,600	493,600	0	0
Total	224,250	640,700	640,700	0	0
Manual Override Reason					
Base Date of Value					
Effective Date of Value					
Value Flag	1-COST APPROACH				

Current Value			
Year	Land	Building	Total Value
2022	113,100	329,100	442,200
2023	147,100	493,600	640,700
2024	147,100	493,600	640,700

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
12/08/25	513,000	2-Land And Building	0-Validated Sale		WD-General Warranty Deed	CANTINI RICHARD M
05/07/25		2-Land And Building	E-Exempt Conveyance (Sale Price 0		AC-Affidavit Of Confirmation	CANTINI MARLYN
06/04/04		2-Land And Building	U-Not Validated	0112/0553	ET-Temp Exempt	CANTINI MARLYN R
04/29/99		2-Land And Building	I-Error In Description	0035/7796	ET-Temp Exempt	CANTINI MARYLN R

Entrance Information			
Date	ID	Entry Code	Source
03/19/14	WPW	6-Occupant Not Home	3-Other
11/08/18	DM	3-Info At Door	1-Owner

Property Notes
Note Codes:

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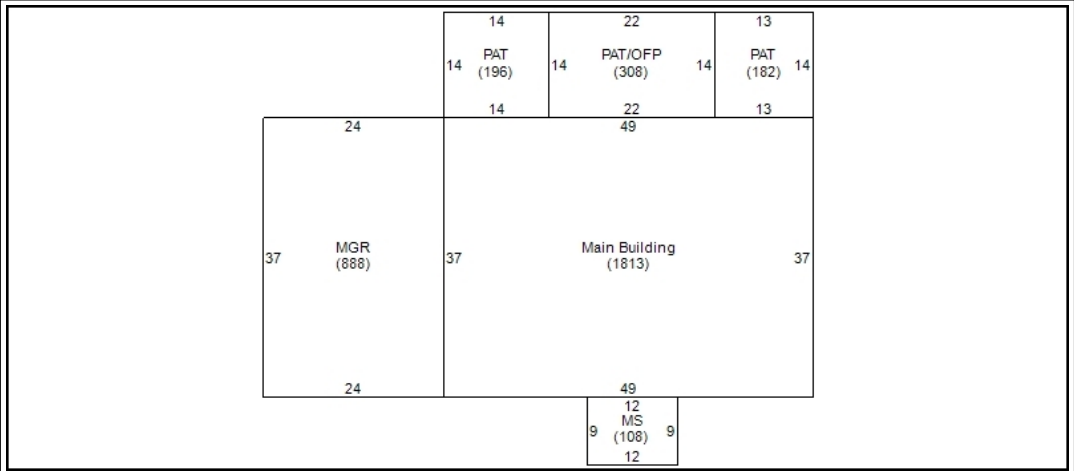
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Dwelling Information

Valuation Method D	Total Rooms 9
Override Model	Dining Rooms 1
Story Height 2	Bedrooms 5
Construction 7-Brick	Family Rooms 1
Style 07-Colonial	Full Baths 2
Year Built 1967	Half Baths 2
Eff Year Built 1980	Addl. Fixtures 0
Year Remodeled	Total Fixtures 13
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level 4-Full Basement	T3 Rec Rm Area
Heating 4-Heat Pump	T4 Rec Rm Area 1000
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 1
Attic 0-None	WBFP Openings 2
Phy. Condition A-Average Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 0	Prefab Add'l Stry
Bsmt Gar # Cars	Misc 1 Desc
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade B+1	Cost & Design 10
CDU AV-AVERAGE	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.5
GRM Econ Rents	GRM Factor 1
GRM Units	GRM Value 0



Additions

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					1,813						
1			MGR		888						31,100
2			MS		108						1,800
5		PAT			196						1,000
6		PAT	OFP		308						7,700
7		PAT			182						900

Dwelling Computations

Base Price	260,110	% Good	75
Plumbing	14,600	Market Adj	
Basement	35,980	Functional	
Heating	10,700	Economic	100
Attic	0	% Complete	100
Other Features	38,740	C&D Factor	10
		Adj Factor	1.5
Subtotal	360,130	Additions	32,000
Ground Floor Area	1,813	Dwelling Value	493,620
Total Living Area	3,626		

Dwelling Notes

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	BD1-Boat Dock	1111		0x0	90	C	1		S				

Condominium / Mobile Home Information

Complex #	Level	MH Make
Type	Elevator	MH Model
Unit No	Location	Serial#
Condo Style	View	MH Title#
Cmplx Name		Park Code

Misc & Gross Bulding Values

Misc Building No	Misc Adjusted Value
Gross Building:	

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Number	Code	Status	Comment
1	FLD	DC	UPDATED REAR PORCH

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