Assessment of Tax acquired Property – 16 Fisherman’s Cove Road, Cliff Island

**Overview:** The above stated property, out buildings and dock was assessed for its conditions on Wednesday May 21. 2014. The property consists of a small waterfront home, two outbuildings and a dock located on Cliff Island. The waterfront consists of ledge and rock (no beach). The entire lot size is less than ½ acre in size. The use of the property was a residential home, convenience store and fuel depot. It is currently zoned 1B. There are at least three fuel tanks on site. One of which is still in use.

**Building #1:** Is one story wood frame structure with a dock built in 1950 that was used as a convenient store. An annex was added sometime after that date. The two buildings combine for approximately 392 square feet. The original building was built on wood supports, directly on the ledge and appears to be close to the end of their life span. The structure itself appears to be in good condition. The shingles on the outside walls are weathered and in need of replacing. The annex consists of wood frame structure and rests on a poured concrete slab foundation. It also appears to be structurally sound. Electrical service is 100 amp breakers.

The dock is a wood structure with supporting piers. The support system appears to be in good shape, although I could only view it from a distance. However, the decking is unsafe to walk on and is missing in many places.

**Building #2:** Is the main residential building, city records indicate it was built in 1910. It’s a wood frame “old style” home and is structurally sound. Internally, the home is dated and in need of work, the three season porch roof leaks and many of the ceilings throughout the home are in bad shape. The first floor consists of an entry way hall, kitchen, dining room, living room and full bath. The second floor consists of two bedrooms, one which has a small dormered space. It’s not known if there is any insulation in the walls. The roof shingles are in bad shape and most likely at the end of their life span. The dwelling is supported by wood posts that rest on poured concrete blocks. The basement is accessible by an outside door and would be considered a crawl space. There is considerable amount of ledge under the building. The basement is approximately 6 feet high on one side and as low as 3 feet on the other. Electrical is 100 amp breakers. The outside walls are covered with white vinyl siding and are in good shape.

The water supply is from two wells. One which is dug and the other drilled. The water supply has been off for about five years so it is unknown if the plumbing and wells are still operational. There is a septic system and leach field, but it’s unknown if they are still operational and their age is unknown. The dwelling does have overboard discharge.

**Building #3:** Is a wood frame two story shed type structure that is approximately 180 square feet. It appears to be structurally sound and is supported by concrete piers. The wood clapboards are missing on the rear of the building and will need coverage. There is no electrical or plumbing to the structure.