

on the South side of the Gray Road which runs from the West Fifth Street Road to the West River Road, and being in the Town of Minetto, County of Oswego, and State of New York.

PARCEL #1. Consists of ten (10) acres of woodland with approximately nine hundred (900) feet of road frontage.

There is some good saw timber twelve to thirty inches in diameter which makes up about one-twentieth (1/20) of the entire ten acres; the balance is second growth and brush.

This parcel is assessed for taxes at \$200.00. I believe that a fair market value for this parcel as of this date is \$400.00.

PARCEL #2. Consists of twenty-three (23) acres with about five (5) acres tillable and the balance is woods and brush or waste land. The tillable land is scattered and cut up in small parcels, making it difficult to do much with. The fences are in poor condition. There is an easement across the West side, held by the New York Telephone Company, for cables which run across the entire farm from North to South. Also, the West side is bisected by the D. L. & W. Railroad Company tracks with about four (4) acres on the West side of the said tracks.

BUILDING: On this parcel there is a two-story, frame dwelling with a full concrete cellar in which is a nearly new, hot air, coal-fired furnace. In the cellar is also a cistern which is for water, supplied by rain water from the roof. Out of the cellar is a full, flue-lined chimney through the house which services the furnace. On the first floor there are five rooms and two closets. One room has a hard wood floor. There is a flush toilet in a small room off the kitchen. The toilet has to be flushed by carrying water to the toilet. The walls throughout the house are of lath and plaster. There are two rooms and a large hall on the second floor where the ceilings are slanting. The whole house was completely wired for electricity about two years ago. There is no running water and no bath. The entire inside is badly in need of decorating.

ESTATE OF WILLIAM GRAY

APPRAISAL (cont'd.)

The outside of the house is cove siding and in need of paint. There is a fair asphalt shingle roof. There are no outside porches. Total assessment of this parcel is \$1000.00.

This property is serviced by a gravel road which is in good repair and it is located about one-quarter (1/4) of a mile off of the main highway (West Fifth Street Road).

There is some potential to this property in case Oswego should grow to the South and make the property valuable for building lots, but in my opinion this possibility is not in the immediate future. Considering this on the basis of today's values, I consider that a fair market value for this parcel as of this date is (\$2000.00) TWO THOUSAND DOLLARS.

Being a licensed New York State Real Estate Broker, License #16071, and a member of the New York State Appraisers' Assn., and being familiar with values in the City of Oswego, County of Oswego and vicinity, I hereby certify that to the best of my knowledge, this is a fair appraisal.

Harold E. Dowd

HAROLD E. DOWD

Dated at Oswego, New York
this 17th day of July, 1956.