MAP AND LOT: 12-47

PAR 18 SACO ROAD

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
12-47 9732 85				
Menelly, Richard A And Marian L				
18 Saco Road				
Menelly, Marian L.	12-22-11	16228	510	

SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE 48	TOTAL
TILLABLE			
PASTURE			
WOODLAND	1.75	4000	7000
WASTE LAND			
BASE 1/4 comm	1.0		93750
TOTAL ACREAGE	2.75		

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE
240				

TOTAL VALUE LAND	100700
TOTAL VALUE BUILDINGS	289700
TOTAL VALUE LAND & BUILDINGS	390400

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL
SOFTWOOD			
MIXED WOOD			
HARDWOOD			
WASTE LAND			
BASE			
TOTAL ACREAGE			

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE

TOTAL VALUE LAND	
TOTAL VALUE BUILDINGS	
TOTAL VALUE LAND & BUILDINGS	

BUILDING PERMIT RECORD

PERMIT NO.	EST. COST	DATE

MEMORANDA

B+B

INSPECTION WITNESSED BY:

Marian L Menelly

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL		WATER Town	✓
HIGH		SEWER Septic	✓
LOW		GAS	
ROLLING	✓	ELECTRICITY	✓
SWAMPY		ALL UTILITIES	

STREET		TREND OF DISTRICT	
PAVED	✓	IMPROVING	
SEMI-IMPROVED		STATIC	✓
DIRT		DECLINING	
SIDEWALK		BLIGHTED	

PROPERTY INFORMATION

LAND COST		
BLDG. COST		
SALE PRICE 237500 10/99		
RENT		
EXPENSE		
NET RENT		
LAND	@	% equals
BLDG.	@	% equals
TOTAL		

ASSESSMENT RECORD

20	LAND	20	LAND	20	LAND	20	LAND
	BLDGS.		BLDGS.		BLDGS.		BLDGS.
	TOTAL		TOTAL		TOTAL		TOTAL
20	LAND	20	LAND	20	LAND	20	LAND
	BLDGS.		BLDGS.		BLDGS.		BLDGS.
	TOTAL		TOTAL		TOTAL		TOTAL
20	LAND	20	LAND	20	LAND	20	LAND
	BLDGS.		BLDGS.		BLDGS.		BLDGS.
	TOTAL		TOTAL		TOTAL		TOTAL

COLOR BUILDING GRAY / Cream

BUILDING RECORD

(X)

OCCUPANCY

1 (2) 3 4
VAC. LOT DWELLING COMM. OTHER

BASEMENT

1 2 3 4 (5)
NONE CRAWL 1/4 1/2 FULL

FOUNDATION

P (B & S) CB CONC

HEATING

	M	O
NO HEAT		
NO HEAT 2ND ONLY		
WARM AIR F G		
HW/(STEAM) BB RAD	✓	
FLOOR/WALL FURNACE		
AIR CON./ELEC.		

ATTIC

1 (2) 3 4 5
NONE UNFIN. 1/4 1/2 FULL

ROOF

SHINGLES (ASP) ASB/WOOD	✓
SLATE/TILE/METAL	
ROLL/T & G	

EXTERIOR WALLS

(EVEL)/DROP/ALUM/VIN	✓
SHINGLE ASPH/ASB/WOOD	
CB/STUCCO/BRICK VENEER/STONE	
MASONITE/TI-11	
PLATE GLASS - AL/WD	

FLOORS

	B	1	2	3	A
CONC/DIRT	✓				
HARD WOOD		✓			
SOFT WOOD/SUB		✓	✓		✓
TILE		✓	✓		
W - W					
JOISTS					

INTERIOR FINISH

	B	1	2	3	A
DRYWALL/(PLASTER)		✓	✓		
PANELING					
FIBERBOARD					
UNFINISHED	✓				✓

REMODELING DATA

KITCHEN 1985
PLUMBING
HEAT 1985
BASEMENT
OTHER

PLUMBING

	NO.	M	O
STANDARD		✓	
BATHROOM	2	✓	
TOILET ROOM	2	✓	
SINK/(LAVATORY)/SS		✓	
WATER CLOSET/URINAL		✓	
NO PLUMBING			

OTHER FEATURES

PART MASONRY WALLS		
FIREPLACE (INGRADE)	3/2	✓
BSMT. RR/APT.		
BSMT. GAR 1 ?		
BUILT-IN RANGE/DW/DISP		
MODERN KITCHEN		✓
EXTERIOR BETTER		
INTERIOR BETTER		

LIVING ACCOMMODATIONS

NO. OF UNITS 1 BED ROOMS 5
TOTAL ROOMS 18 FAMILY ROOMS

DWELLING COMPUTATIONS

2½ STORY F	M	
1908 S.F.	171106	
BASEMENT		
HEATING		
PLUMBING	+ 10560	
ATTIC	+ 4200	
INTERIOR FINISH		
ADD. & PORCHES	+ 13500	
TOTAL	199360	
GRADE	180	
TOTAL	358850	
O. F.		
TOTAL		
C & D FACTOR		
REPL. COST	358850	

COMMERCIAL COMPUTATIONS

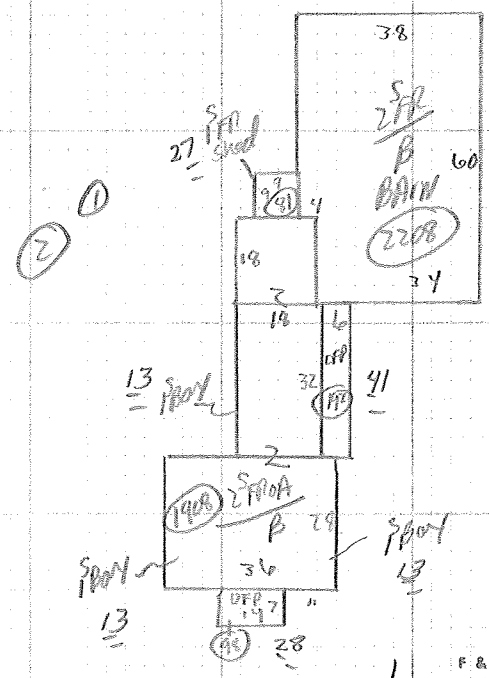
EXTERIOR WALL CODES
1 FRAME 5 STUCCO 9 CONCRETE
2 BRICK 6 TILE 10 ENAM. STL.
3 GLASS 7 STONE
4 C B 8 METAL

	A	B
EXTERIOR WALLS		
PERIMETER	L/F	L/F
PERIM. AREA RATIO		
NO. OF UNITS		
AVG. UNIT SIZE		
BASEMENT SIZE		
SCHEDULE		
HT. BASEMENT		
FIRST		
SECOND		
THIRD		
BASE PRICE		
B P A		
SUB TOTAL		
LIGHTING		
HTG/AIR CON.		
SPRINKLER		
PARTITIONS		
INTERIOR FINISH		
SF/CF PRICE		
AREA CUBED		
SUB TOTAL		
M & O.F.		
ADDITIONS		
TOTAL BASE		
GRADE FACTOR		
REPLACEMENT COST		

FUNCTIONAL DEPRECIATION FACTORS

SURPLUS CAP	ENCROACHMENTS	ECONOMIC
BLIGHTED AREA	COMM. LOCATION	OBSOLESCENCE
OVERBUILT	STRUCTURAL	

SKETCH



(O) W T E

F & F M & E
I & E R

CONTEMPORARY		SPLIT LEVEL		RANCH (R)		CAPE		COLONIAL	✓	CONVENTIONAL	

MEMORANDA

SUMMARY OF BUILDINGS

TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING			2FR	1908		A+20	1862	VG	358850	35	233250
GARAGE	(1)		1FR 15x24	360		D	old	F	7220	40	4330
BARN			S/S	2208	38.50	C	old	AVG	85000	40/20	40800
SHED	(2)		FFR 12x16	192	17.50	C	old	F	3360	40/20	1610
Pool w/Sep ops	FG	(1)	Vinyl 20x40	800		C	7	AVG	17050	50	8520
Pool House			FFR 8x12	144	14.50	D	old	F	2090	30/20	1170
COMMERCIAL BUILDING											

TOTAL CARDS THRU

LISTED TPB DATE 11-14-03

TOTAL VALUE ALL BUILDINGS 289680

CONDITION: 1-EXCELLENT; 2-GOOD; 3-AVERAGE; 4-FAIR; 5-POOR

DO NOT CONFUSE THE TWO

GRADE DENOTES QUALITY OF CONSTRUCTION: A-EXC.; B-GOOD; C-AVERAGE; D-CHEAP; E-VERY CHEAP
DEPRECIATION FACTOR REFERS TO THE CONDITION, DESIRABILITY, USEFULNESS OF THE BUILDING.