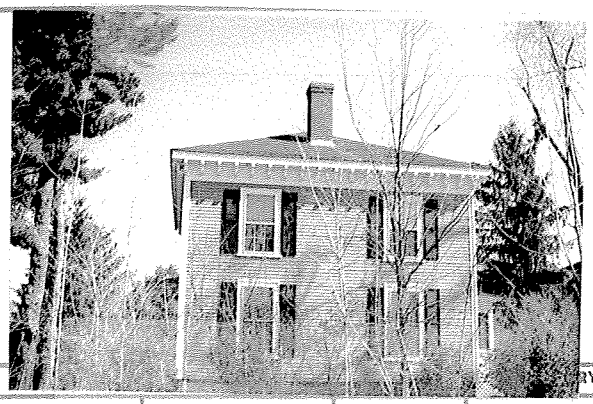
MAP AND LOT: 12-48

PARCEL 26 SACO ROAD

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE



RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
12-48 5626 266				
Folsom, John li & Beth A				
Po Box 338				
Banks, Alan	4-20-04	14051	664	435,000
Banks, Alan R. & Roy, Michael P.	3-27-12	16288	57	

CLASSIFICATION	NO. OF ACRES	RATE 1/50	TOTAL
TILLABLE			
PASTURE			
WOODLAND	.17	4000	680
WASTE LAND			
BASE	1.0		75000
TOTAL ACREAGE	1.17		

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE
100				

TOTAL VALUE LAND	75700
TOTAL VALUE BUILDINGS	194900
TOTAL VALUE LAND & BUILDINGS	270600

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

INSPECTION WITNESSED BY:

X Beth Folsom

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		
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 Heather

BUILDING RECORD

OCCUPANCY

1 VAC. 2 LOT DWELLING 3 COMM. 4 OTHER

BASEMENT

1 NONE 2 CRAWL 3 ¼ 4 ½ 5 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 NONE 2 UNFIN. 3 ¼ 4 ½ 5 FULL

ROOF

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

EXTERIOR WALLS

LEVEL/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
PLY					
DRYWALL/PLASTER		✓	✓		
PANELING					
FIBERBOARD					
UNFINISHED	½				

REMODELING DATA

KITCHEN 1975

PLUMBING

HEAT

BASEMENT

OTHER

PLUMBING

	NO.	M	O
STANDARD		✓	
BATHROOM 3 S		✓	
TOILET ROOM		✓	
SINK/LAVATORY/SS			
WATER CLOSET/URINAL			
NO PLUMBING			

OTHER FEATURES

PART MASONRY WALLS		
FIREPLACE (INGRADE)	4/1	✓
BSMT. AR/APT. 450 ft	38	✓
BSMT. GAR 1 2		
BUILT-IN RANGE/DW/DISP		
MODERN KITCHEN		
EXTERIOR BETTER		
INTERIOR BETTER		

LIVING ACCOMMODATIONS

NO. OF UNITS 1 BED ROOMS 4

TOTAL ROOMS 10 FAMILY ROOMS

DWELLING COMPUTATIONS

2 STORY

	M
952 S.F.	104900
BASEMENT	
HEATING	
PLUMBING	+ 4400
ATTIC	
INTERIOR FINISH	
ADD. & PORCHES	+ 31200
TOTAL	140500
GRADE	165
TOTAL	231820
O. F.	+ 3800
TOTAL	235620
C & D FACTOR	
REPL. COST	235620

COMMERCIAL COMPUTATIONS

EXTERIOR WALL CODES

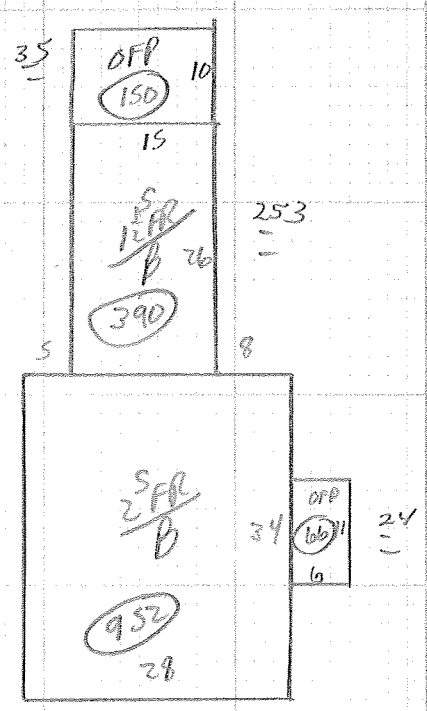
1 FRAME 2 BRICK 3 GLASS 4 C B 5 STUCCO 6 TILE 7 STONE 8 METAL 9 CONCRETE 10 ENAM. STL.

	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 I & E M & E B

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			2 FR	952		A+10	1840	AVG	235620	30	164940
GARAGE											
BARN 1B	(X)		2 FR 28x36	1008	39.50	C	old	AVG	39820	30/20	22300
SHED											
pool	(1)		vinal 20x40	800		C	1974	AVG	15400	50	7700
COMMERCIAL BUILDING											
									TOTAL CARDS	THRU	

LISTED TM DATE 11-14-03

TOTAL VALUE ALL BUILDINGS 194940

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.