MAP AND LOT: 14-7

3 Oak St

1/18/07 15063 941

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

14-7 **11357 18**

Bourassa, Robert R

3 Stoney Brook Road

RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
Town of Alfred	1/24/06	14054	388	
Ocean National Bank	1/26/06	14739	606	
Courtney, E. Terry & Johnathon T.E. Courtney	1/18/07	15063	941	250000
Oak Street Realty LLC	4-5-12	16296	23	625,000

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL		
TILLABLE					
PASTURE					
WOODLAND					
WASTE LAND					
BASE comm	0.25		108000		
TOTAL ACREAGE					

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE
35				

		(07)
TOTAL VALUE LAND	108000	108000
TOTAL VALUE BUILDINGS	476100	386000
TOTAL VALUE LAND & BUILDINGS	584100	494000

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
(07) Apprt'ment		

MEMORANDA

on Reassess
$420,000 For Both Lots.
Building Needs work HASN'T
Been operational For 2.5 yrs.

INSPECTION WITNESSED BY:

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 6000000 1/02 w/25 #6		
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

BUILDING RECORD

COLOR BUILDING Gray/white

OCCUPANCY Restaurant

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 COND~~/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

BEVEL/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 Kit		✓			
W - W		✓			
JOISTS					

INTERIOR FINISH

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

REMODELING DATA

KITCHEN
PLUMBING
HEAT
BASEMENT
OTHER

PLUMBING

	NO.	M	O
STANDARD			
BATHROOM			
TOILET ROOM	3		
SINK/LAVATORY/SS	2		
WATER CLOSET/URINAL (1) (2)	3		
NO PLUMBING			

OTHER FEATURES

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

LIVING ACCOMMODATIONS

NO. OF UNITS BED ROOMS
TOTAL ROOMS FAMILY ROOMS

DWELLING COMPUTATIONS

1.0 STORY F M

	S.F.
BASEMENT	
HEATING	
PLUMBING	
ATTIC	
INTERIOR FINISH	
ADD. & PORCHES	
TOTAL	
GRADE	
TOTAL	
O. F.	
TOTAL	
C & D FACTOR	
REPL. COST	

COMMERCIAL COMPUTATIONS

EXTERIOR WALL CODES

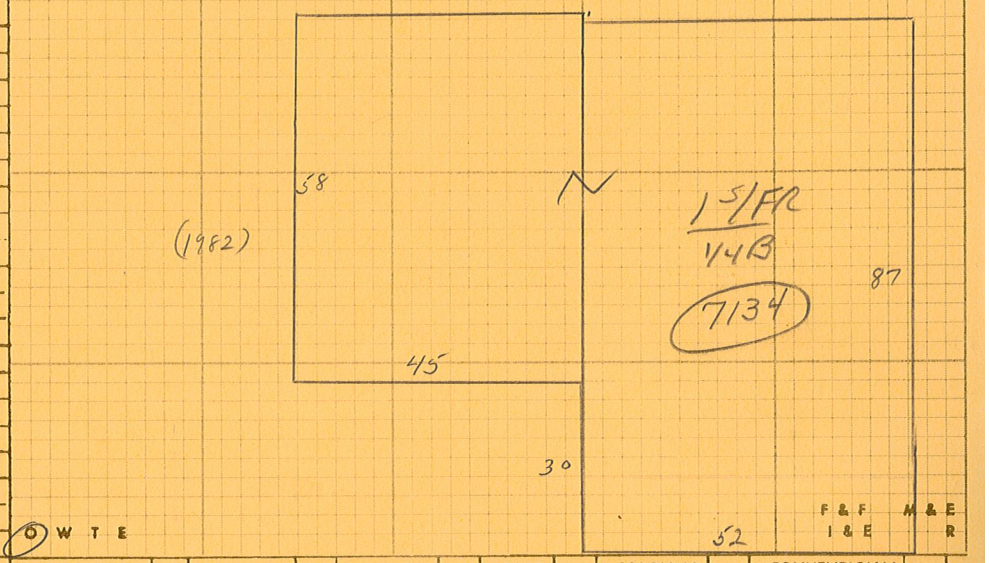
1 FRAME 5 STUCCO 9 CONCRETE
2 BRICK 6 TILE 10 ENAM. STL.
3 GLASS 7 STONE
4 C B 8 METAL

	A	B
EXTERIOR WALLS	1	
PERIMETER	368 L/F	L/F
PERIM. AREA RATIO	.969	
NO. OF UNITS		
AVG. UNIT SIZE		
BASEMENT SIZE		
SCHEDULE ms sec 13 pg 14 "D" Good		
HT. BASEMENT		
FIRST	91.30	
SECOND		
THIRD		
BASE PRICE		
B P A	.969	
SUB TOTAL	88.47	
LIGHTING		
HTG/~~AIR CON~~	+ 1.95	
SPRINKLER		
PARTITIONS		
INTERIOR FINISH		
SF/CF PRICE	90.22	
AREA CUBED	7134	
SUB TOTAL	643630	
M & O.F.		
ADDITIONS		
TOTAL BASE	643630	
GRADE FACTOR	100	
REPLACEMENT COST	643630	

FUNCTIONAL DEPRECIATION FACTORS

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

SKETCH



(O) W T E

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											
GARAGE											
BARN											
SHED											
											~~[illegible]~~
PAVING			ASPH	20000 SF	2-		?	G	40000	20/20	25600
COMMERCIAL BUILDING			F/FR	7134 SF			1968	~~[illegible]~~ FR	643630	30/20	~~450540~~ 360400
									TOTAL CARDS	THRU	386000

LISTED RJS DATE 2/12/04 11/13/03

TOTAL VALUE ALL BUILDINGS 476140

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.