MAP AND LOT: 2-56-B

465 KENNEBUNK ROAD

PROPERTY RECORD

ALFRED, MAINE

RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
2-56-B 6080 34				
Sampson, Robert C. & Heidi				
465 Kennebunk Rd				

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE 369	TOTAL
TILLABLE			
PASTURE			
WOODLAND	10.0		33000
WASTE LAND	1.0		300
BASE	1.0		60000
TOTAL ACREAGE	12.0		

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	
408					

TOTAL VALUE LAND	93300
TOTAL VALUE BUILDINGS	116100
TOTAL VALUE LAND & BUILDINGS	

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE 2007	TOTAL
SOFTWOOD			
MIXED WOOD			2,079
HARDWOOD			142
WASTE LAND			
BASE			60,000
			4,000
TOTAL ACREAGE			

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	

TOTAL VALUE LAND	66,221
TOTAL VALUE BUILDINGS	116,100
TOTAL VALUE LAND & BUILDINGS	182,321

BUILDING PERMIT RECORD

PERMIT NO.	EST. COST	DATE

MEMORANDA

INSPECTION WITNESSED BY:

Heidi Sampson

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL		WATER Drilled	✓
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

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

BUILDING RECORD

COLOR BUILDING Maroon/Cream

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) — SLAB

HEATING

	M	O
NO HEAT MONITORS (2)		
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 — SHUT T&G

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		1			
SOFT WOOD/SUB					✓
TILE		1			
W - W		1			
JOISTS					

INTERIOR FINISH

	B	1	2	3	A
DRY-WALL/PLASTER		✓			✓
PANELING					
FIBERBOARD					
UNFINISHED					

REMODELING DATA

KITCHEN
PLUMBING
HEAT
BASEMENT
OTHER

PLUMBING

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

OTHER FEATURES

PART MASONRY WALLS
FIREPLACE (INGRADE) No
BSMT. RR/APT.
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 9 FAMILY ROOMS

DWELLING COMPUTATIONS

1.0 STORY (E) M

952 S.F.	74400
BASEMENT	− 11900
HEATING	− 2000
PLUMBING	
ATTIC	+ 7400
INTERIOR FINISH	
ADD. & PORCHES	+ 47500
WH + 1/8	+ 1860
TOTAL	117260
GRADE	110
TOTAL	128990
O. F.	
TOTAL	
C & D FACTOR	
REPL. COST	128990

COMMERCIAL COMPUTATIONS

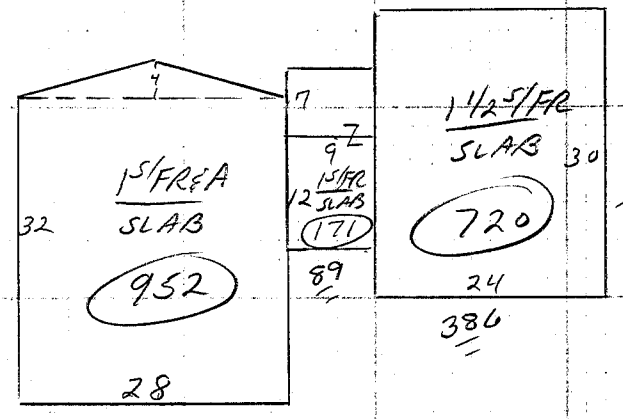
EXTERIOR WALL CODES
1 FRAME 2 BRICK 3 GLASS 4 C B 5 STUCCO 6 TILE 7 STONE 8 METAL 9 CONCRETE 10 ENAM. STL.

	A	B
EXTERIOR WALLS		
PERIMETER	L/F	L/F
PERIM. AREA RATIO		
NO. OF UNITS		
AVG. UNIT SIZE		
BASEMENT SIZE		
SCHEDULE		
HT. BASEMENT		
HT. FIRST		
HT. SECOND		
HT. 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			1 1/2 S/FR	952		C+10	1954	C	128990	10	116090
GARAGE											
BARN											
SHED											
COMMERCIAL BUILDING											

TOTAL CARDS THRU

LISTED RJS DATE 9/12/03

TOTAL VALUE ALL BUILDINGS 116090

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

DO NOT CONFUSE TH... DENOTES QUALITY OF CONSTRUCTION: A-EXC.; B-GOOD; C-AVERAGE; D-CHEAP; E-VERY CHEAP
...IATION FACTOR REFERS TO THE CONDITION, DESIRABILITY, USEFULNESS OF THE BUILDING.