MAP AND LOT: 3-19

PARCEL NO. 220 KENNEBUNK ROAD

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

3-19 2304 170

Capp, Gerald & Catherine

The Capp Family Trust

DATE	BOOK	PAGE	AMOUNT

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE 450	TOTAL
TILLABLE			
PASTURE			
WOODLAND	17.0		47000
WASTE LAND	1.31	300	390
BASE	1.0		75000
TOTAL ACREAGE	19.31		

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	

TOTAL VALUE LAND	122400	1
TOTAL VALUE BUILDINGS	187200	2
TOTAL VALUE LAND & BUILDINGS	309600	

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE 2007	TOTAL
SOFTWOOD			1,596
MIXED WOOD			1,386
HARDWOOD			
WASTE LAND			12,060
BASE			100,000
			18,000
TOTAL ACREAGE			

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	

TOTAL VALUE LAND	92,982
TOTAL VALUE BUILDINGS	187,200
TOTAL VALUE LAND & BUILDINGS	280,182

BUILDING PERMIT RECORD

PERMIT NO.	EST. COST	DATE

MEMORANDA

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			
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 White/Black

BUILDING RECORD

EST 10-22-03 2:00

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		
(NW) 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

(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		✓	✓		
W - W		✓	✓		
JOISTS					

INTERIOR FINISH

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

REMODELING DATA: KITCHEN; PLUMBING; HEAT; BASEMENT; OTHER

PLUMBING

	NO.	M	O
STANDARD (D) SS	4	✓	
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 5 — TOTAL ROOMS 9 FAMILY ROOMS

DWELLING COMPUTATIONS

1 (2) STORY (F) M

723 S.F.		90700
BASEMENT		
HEATING		
PLUMBING	+	10560
ATTIC	+	2400
INTERIOR FINISH		
ADD. & PORCHES	+	82800
TOTAL		186460
GRADE		135
TOTAL		251726
O. F.		
TOTAL		
C & D FACTOR		
MF + 10%	+	25170
REPL. COST		276890

COMMERCIAL COMPUTATIONS

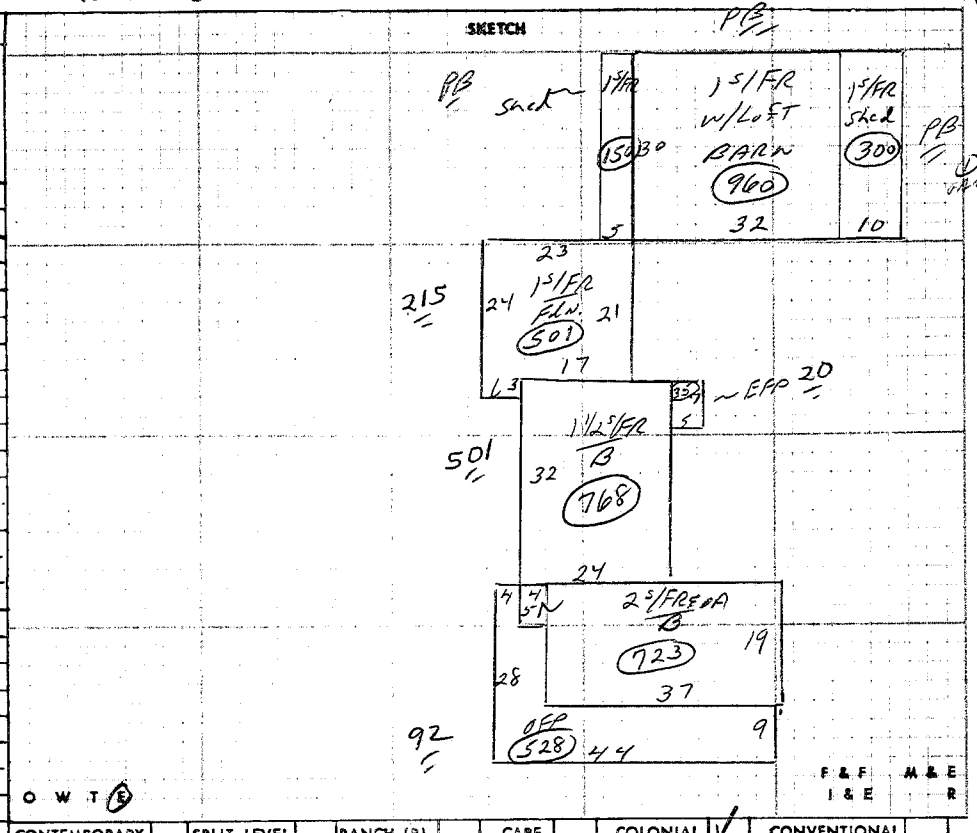
EXTERIOR WALL CODES: 1 FRAME, 2 BRICK, 3 GLASS, 4 C B, 5 STUCCO, 6 TILE, 7 STONE, 8 METAL, 9 CONCRETE, 10 ENAM. STL.

	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



CONTEMPORARY | SPLIT LEVEL | RANCH (R) | CAPE | COLONIAL ✓ | CONVENTIONAL

F & F | M & E | I & E | R

MEMORANDA

SUMMARY OF BUILDINGS

TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING			2 FR-OLIT	723 A		B+10	1850	AVG	276890	40	166130
GARAGE	(1)		FRL EXTN	456 A		C	1930	AVG	9800	50	4900
BARN			SK	960 A	2750	C		PHO	24400	50/2	10560
SHED ATT TO BARN			SK	150 A		D		F	3160	50/2	1260
Shed ATT TO BARN			SK	300 A		E		F	5330	50/2	2130
	(2)		1FR-OLIT	312 A	1750	C		F	5460	50/2	2180
COMMERCIAL BUILDING											
									TOTAL CARDS	THRU	

LISTED TPU — DATE 10-22-03

TOTAL VALUE ALL BUILDINGS (CARD #4) 187160 35536

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

DO NOT CONFUSE THE TWO

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

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