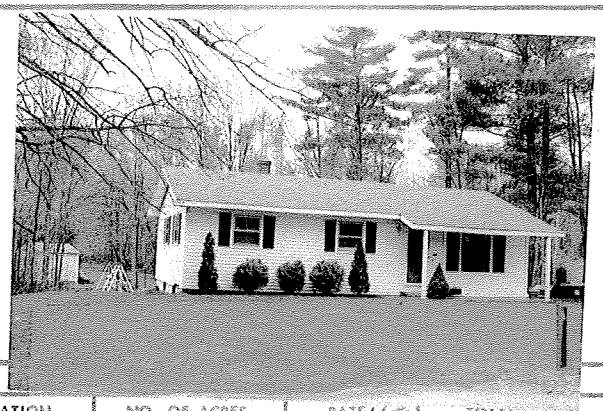
**MAP AND LOT: 3-21**

PARC 169 KENNEBUNK ROAD

# PROPERTY ASSESSMENT RECORD

ALFRED, MAINE



| RECORD OF OWNERSHIP | DATE | BOOK | PAGE | AMOUNT |
|---|---|---|---|---|
| 3-21 12562 169 | | | | |
| Fiandaca, Gregory M | | | | |
| 481 Main St Apt 4 | | | | |
| Okerholm, Kurt W & Krista M. | 5/1/07 | 15146 | 357 | 17500 |

| CLASSIFICATION | NO. OF ACRES | RATE 4/50 | TOTAL |
|---|---|---|---|
| TILLABLE | | | |
| PASTURE | | | |
| WOODLAND | | | |
| WASTE LAND | | | |
| BASE | .77 | | 69300 |
| TOTAL ACREAGE | 0.77 | | |

| FRONTAGE | DEPTH | UNIT PRICE | DEPTH FACTOR | FRONT FT. PRICE |
|---|---|---|---|---|
| | | | | |

| | | |
|---|---|---|
| | | (12) |
| TOTAL VALUE LAND | 69300 | 69300 |
| TOTAL VALUE BUILDINGS | 65300 | 66550 |
| TOTAL VALUE LAND & BUILDINGS | 134600 | 135850 |

**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**

09 MVL 86

(12) Added 8x12 Average Shed

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 | 131500 2/03 | |
| 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 Yellow/white

# BUILDING RECORD

10-21-03 1:00

**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 | | |
| 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**

| | |
|---|---|
| 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 | | ✓ | | | |
| V - W | | ✓ | | | |
| JOISTS 2X8 | | | | | |

**INTERIOR FINISH**

| | B | 1 | 2 | 3 | A |
|---|---|---|---|---|---|
| DRYWALL/PLASTER | | ✓ | | | |
| PANELING | | | | | |
| FIBERBOARD | | | | | |
| UNFINISHED | ✓ | | | | |

**REMODELING DATA**

KITCHEN
PLUMBING
HEAT
BASEMENT
OTHER Siding 91

**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 | NO |

**LIVING ACCOMMODATIONS**

NO. OF UNITS 1 BED ROOMS 3
TOTAL ROOMS 5 FAMILY ROOMS

**DWELLING COMPUTATIONS**

1 2 STORY F M
960 S.F. 74400
BASEMENT
HEATING
PLUMBING
ATTIC
INTERIOR FINISH
ADD. & PORCHES + 2500
TOTAL 76900
GRADE 110
TOTAL 84590
O. F.
TOTAL
C & D FACTOR
REPL. COST 84590

**COMMERCIAL COMPUTATIONS**

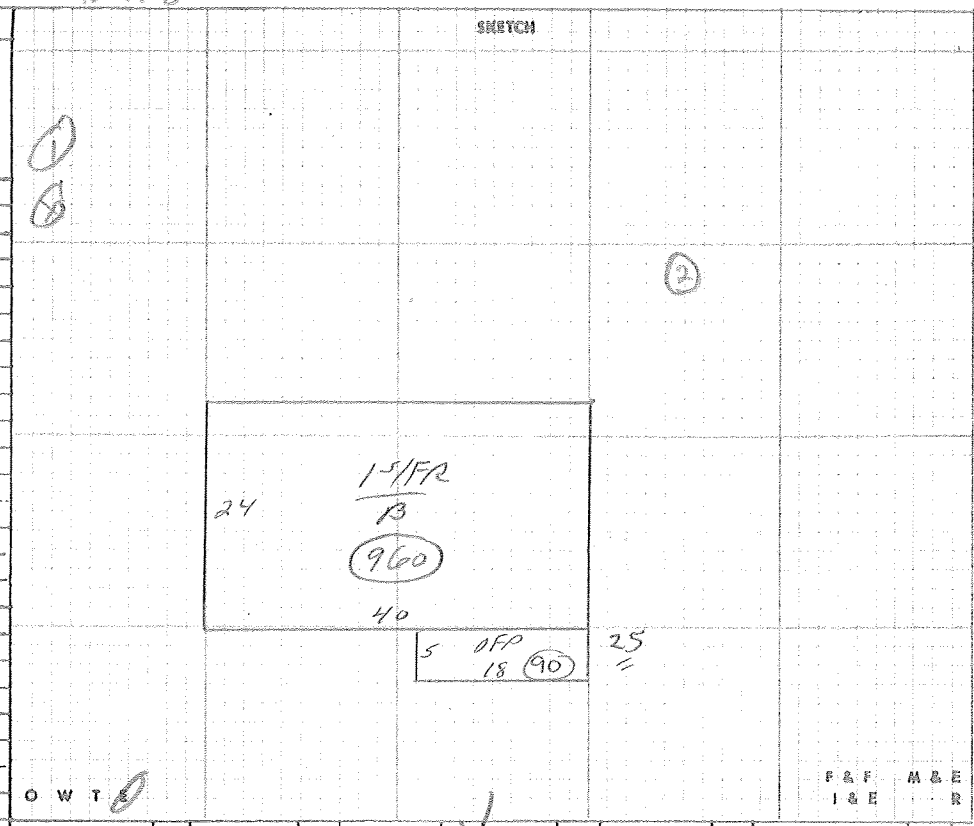
EXTERIOR WALL CODES
1 FRAME 5 STUCCO 9 CONCRETE
2 BRICK 6 TILE 10 ENAM. STL.
3 GLASS 7 STONE
4 C B 8 METAL

| | 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 0

F & F I & E M & 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 | | | 1FR | 960 | | C+10 | 1976 | AVG | 84590 | 25 | 63440 |
| GARAGE | | | | | | | | | | | |
| BARN | | | | | | | | | | | |
| SHED | 0 | | 1FR 8X12 | 96 | 17.50 | C | 2001 | AVG | 1680 | 10/20 | 1210 |
| Att canopy | 0 | | 1OFR 6X12 | 72 | | C | 2001 | AVG | 960 | 10/20 | 690 |
| Shed | 2 | | 1S/FR 8X12 | 96 | 17.50 | C | 2011 | AVG | 1680 | 10/20 | 1210 |
| COMMERCIAL BUILDING | | | | | | | | | | | |
| | | | | | | | | | TOTAL CARDS | THRU | |

LISTED TM DATE

TOTAL VALUE ALL BUILDINGS 66550 ~~63440~~

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.