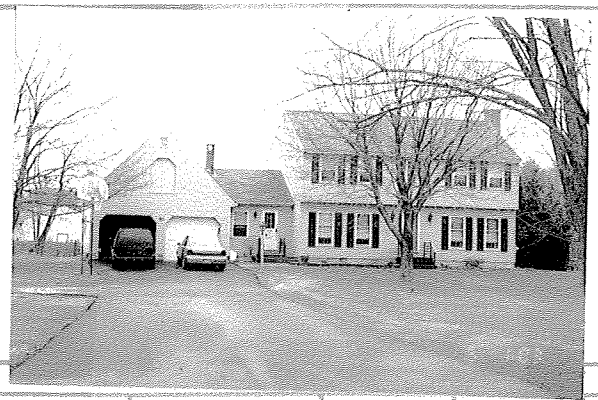
MAP AND LOT: 3-8

PARCEL N 66 MOUSE LANE 1052

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE



RECORD OF OWNERSHIP		DATE	BOOK	PAGE	AMOUNT
3-8	1944 562				
Manuel, Donald And Beatrice					
70 Mouse Lane					

CLASSIFICATION	NO. OF ACRES	RATE 360	TOTAL
TILLABLE			
PASTURE			
WOODLAND	14.0		41000
WASTE LAND	1.0	300	300
BASE	1.0		60000
2nd Ac	1.0		57500
TOTAL ACREAGE	17.0		

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE
875				

		(11)
TOTAL VALUE LAND	158800	160000
TOTAL VALUE BUILDINGS	228500	228500
TOTAL VALUE LAND & BUILDINGS	387300	388500

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

(11) Added assessed land valuation from 3-9. Assessed as combined w/ 3-9. 7/200.

INSPECTION WITNESSED BY:

X Beatrice Manuel

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL		WATER Point	✓
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 TAN

BUILDING RECORD

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		✓	✓		
W - W	✓	✓	✓		
JOISTS					

INTERIOR FINISH

	B	1	2	3	A
DRYWALL/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)	1	✓
BSMT. (RR)/APT.	400D	✓
BSMT. GAR 1 2		
BUILT-IN RANGE/DW/DISP		
MODERN KITCHEN		
EXTERIOR BETTER		
INTERIOR BETTER		

LIVING ACCOMMODATIONS

NO. OF UNITS | BED ROOMS 4
TOTAL ROOMS 8 | FAMILY ROOMS

DWELLING COMPUTATIONS

2 (2) STORY (CP) M
912 S.F. 101600
BASEMENT
HEATING
PLUMBING + 1760
ATTIC
INTERIOR FINISH
ADD. & PORCHES + 42000

TOTAL 145360
GRADE 128
TOTAL 186060
O. F.
TOTAL
C & D FACTOR

REPL. COST 186060

COMMERCIAL COMPUTATIONS

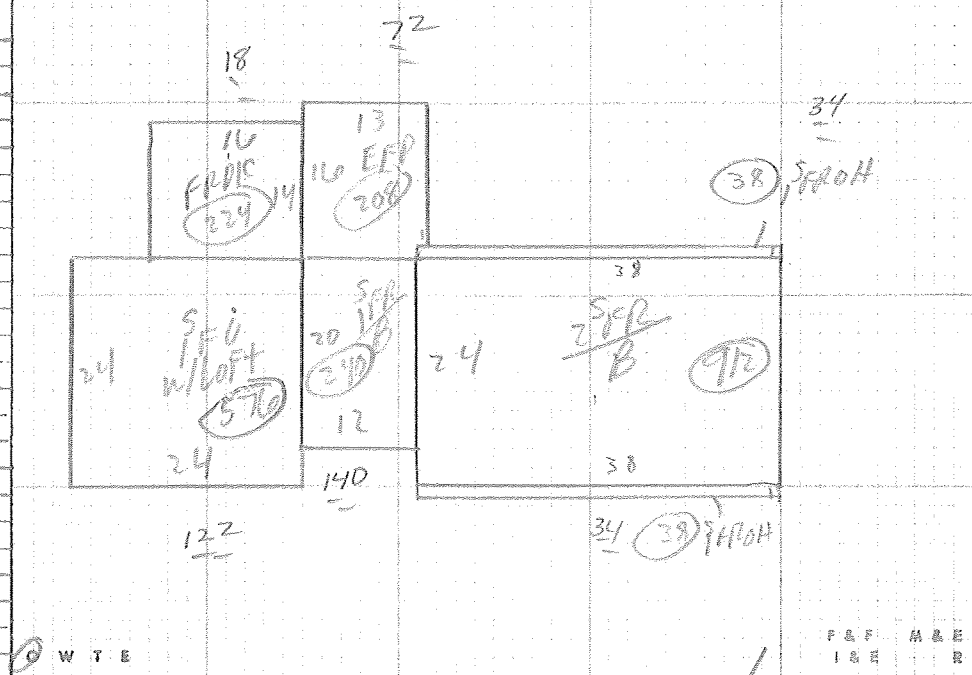
EXTERIOR WALL CODES
1 FRAME 5 STUCCO 9 CONCRETE
2 BRICK 6 TILE 10 ENAM. STL.
3 GLASS 7 STONE
4 C B 8 METAL

	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



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			2FR	912		B+5	1975	AVG	186060	25	139550
GARAGE											
BARN	(1)		FPR 24X38	912	24	C	1983	AVG	21890	10/20	15760
SHED											
Pool	(2)		vinyl 20X40	800		C	1982	AVG	15400	50	7700
COMMERCIAL BUILDING											
									TOTAL CARDS 2	THRU 2	65540

LISTED TRL DATE 10-10-03

TOTAL VALUE ALL BUILDINGS 228550

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.

MAP AND LOT: 3-8

PARC 70 MOUSE LANE

2052

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

RECORD OF OWNERSHIP		DATE	BOOK	PAGE	AMOUNT
3-8	1944 562				
Manuel, Donald And Beatrice					
70 Mouse Lane					

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

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE

TOTAL VALUE LAND	
TOTAL VALUE BUILDINGS	See
TOTAL VALUE LAND & BUILDINGS	1242

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

Don Manuel

INSPECTION WITNESSED BY:

X

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL		WATER Shared	✓
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 Gray/White

BUILDING RECORD

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 = Monitor	✓	
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

SIDING/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
DRYWALL/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 3
TOTAL ROOMS 5 FAMILY ROOMS

DWELLING COMPUTATIONS

1 (2) STORY

	M
1152 S.F.	84600
BASEMENT	- 13100
HEATING	- 3400
PLUMBING	
ATTIC	
INTERIOR FINISH	
ADD. & PORCHES	
TOTAL	68100
GRADE	105
TOTAL	71500
O. F.	
TOTAL	
C & D FACTOR	
REPL. COST	71500

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

(2)

24 SFR/SLAB (1152) 48

(2) W T E

F & F M & E
I & 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			FFR	1152		C+S	1990	AVG	71500	10	64350
GARAGE											
BARN											
SHED	(2)		FFR 10X10	100	17.50	C	1991	AVG	1750	15/20	1190
COMMERCIAL BUILDING											
									TOTAL CARDS	THRU	

LISTED TRU DATE 12-16-03

TOTAL VALUE ALL BUILDINGS 65540

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.