PARCE

MAP AND LOT: 3-90-A
148 BACK ROAD

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
3-90-A 12478 109				
Berube, Roger				
Po Box 14				

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE 36.0	TOTAL		
TILLABLE					
PASTURE					
WOODLAND	4.4 ~~2.16~~	4000	16200	16200	
WASTE LAND					
BASE 1/4 com	1.0		60000	75000	
TOTAL ACREAGE	5.4 ~~3.16~~				

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE			
228							
						(05)	
TOTAL VALUE LAND					~~76200~~	91200	
TOTAL VALUE BUILDINGS					~~117700~~	190200	
TOTAL VALUE LAND & BUILDINGS					~~193900~~	281400	

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
(04) Subdivided		
(05) Remove unfin FACTOR		

MEMORANDA

INSPECTION WITNESSED BY:

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	100000 1/03 w/Poultry Hse	
RENT	$800 + utilities + Heat	
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 Yellow/white

OCCUPANCY Duplex & Poultry

1 (2) 3 (4)
VAC. LOT DWELLING COMM. OTHER

BASEMENT
1 2 3 4 (5)
NONE CRAWL ¼ ½ 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. ¼ ½ 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 2X10 16" o.c.
2X6 WALLS

INTERIOR FINISH

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

REMODELING DATA
KITCHEN
PLUMBING
HEAT
BASEMENT
OTHER

PLUMBING

	NO.	M	O
Fixt			
STANDARD	2	✓	
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) 20	✓
BUILT-IN RANGE/DW/DISP	
MODERN KITCHEN	
EXTERIOR BETTER	
INTERIOR BETTER	

LIVING ACCOMMODATIONS
NO. OF UNITS 2 BED ROOMS 4
TOTAL ROOMS 8 FAMILY ROOMS

DWELLING COMPUTATIONS

1.0 STORY (F) M

1712	S.F.	112000
BASEMENT		
HEATING		
PLUMBING		+ 3520
ATTIC		
INTERIOR FINISH		
ADD. & PORCHES		+ 7800
TOTAL		123320
GRADE		116
TOTAL		143050
O. F.		+ 2000
TOTAL		145050
C & D FACTOR		
REPL. COST		145050

COMMERCIAL COMPUTATIONS

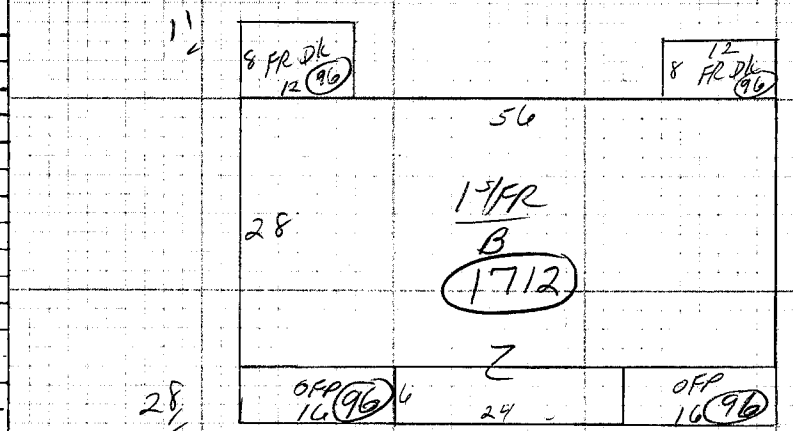
EXTERIOR WALL CODES
1 FRAME 5 STUCCO 9 CONCRETE
2 BRICK 6 TILE 10 ENAM. STL.
3 GLASS 7 STONE
4 C B 8 METAL

	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 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. % Curtis	TRUE VALUE
DWELLING			1½FR	1712		B-5	2004	Sound	145050	-60	145050
GARAGE											
BARN											
SHED											
Poultry Hse	1-R-141		Frame 36x200	7200	1960	C	1950	A-	141120	60/20	45160
COMMERCIAL BUILDING											
									TOTAL CARDS	THRU	

LISTED [illegible] DATE 10/19/03

TOTAL VALUE ALL BUILDINGS 190210

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.