MAP AND LOT: 5-10-A

PARCEL 36 SEVIGNY DRIVE

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
5-10-A 3488 17				
Sevigny, Andrew And Linda Payeur				
36 Sevigny Dr				

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE 300 =	TOTAL
TILLABLE			
PASTURE			
WOODLAND	16.0		4500
WASTE LAND	2.0	300	600
BASE	1.0		50000
TOTAL ACREAGE	19.0		

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	
Rear					

TOTAL VALUE LAND	95600
TOTAL VALUE BUILDINGS	213400
TOTAL VALUE LAND & BUILDINGS	309000

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

INSPECTION WITNESSED BY:

X

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

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

BUILDING RECORD

EST 9-25-03 10.05

OCCUPANCY: 1 2 3 4 — VAC. LOT (2) 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	V	
FLOOR/WALL FURNACE		
AIR CON./ELEC.		

ATTIC: (1) 2 3 4 5 — NONE UNFIN. ¼ ½ FULL

ROOF

SHINGLES (ASB) ASB/WOOD	V
SLATE/TILE/METAL	
ROLL/T & G	

EXTERIOR WALLS

(BEVEL) DROP/ALUM/VIN	V
SHINGLE ASPH/ASB/WOOD	
CB/STUCCO/BRICK VENEER/STONE	
MASONITE/TI-11	
PLATE GLASS - AL/WD	

FLOORS

	B	1	2	3	A
(CONC)/DIRT	V				
HARD WOOD		V			
SOFT WOOD/SUB		V	V		
TILE		V	V		
W - W		V	V		
JOISTS 2 X 10					
2 X 6 walls					

INTERIOR FINISH

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

REMODELING DATA

KITCHEN
PLUMBING
HEAT
BASEMENT
OTHER

PLUMBING

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

OTHER FEATURES

PART MASONRY WALLS		
FIREPLACE (INGRADE)	1/1	V
BSMT. RR/APT.	17	
BSMT. GAR (1) 2	—	V
BUILT-IN RANGE/DW/DISP		
MODERN KITCHEN	1992	V
EXTERIOR BETTER		
INTERIOR BETTER		

LIVING ACCOMMODATIONS

NO. OF UNITS 1 BED ROOMS 4 TOTAL ROOMS 7 FAMILY ROOMS

DWELLING COMPUTATIONS

1 1½ STORY (F)		M
864 S.F.		91200
BASEMENT		
HEATING		
PLUMBING		+ 2640
ATTIC		
INTERIOR FINISH		
ADD. & PORCHES		+ 33300
TOTAL		127140
GRADE		158
TOTAL		200880
O. F.		+1760
TOTAL		202580
C & D FACTOR		
REPL. COST		202580

COMMERCIAL COMPUTATIONS

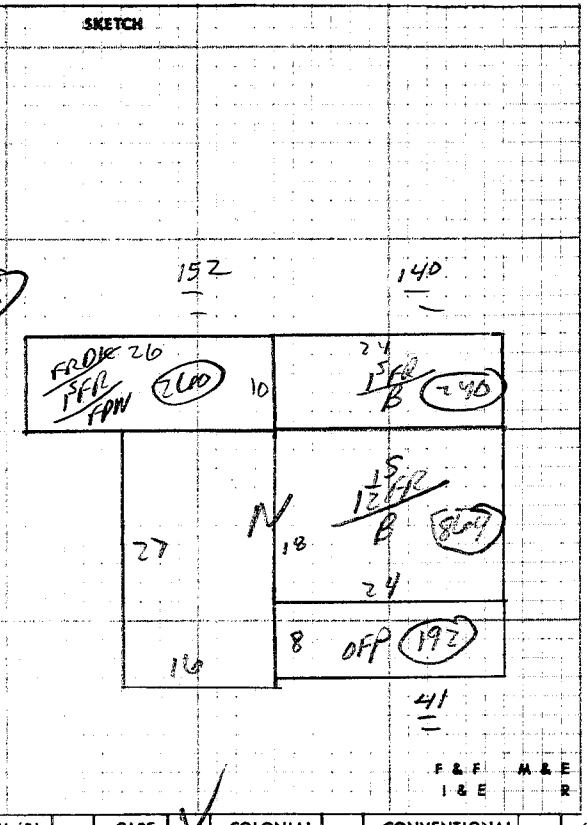
EXTERIOR WALL CODES: 1 FRAME, 2 BRICK, 3 GLASS, 4 C B, 5 STUCCO, 6 TILE, 7 STONE, 8 METAL, 9 CONCRETE, 10 ENAM. STL.

	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 (F) — F & F, M & E, I & E, R

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

MEMORANDA

SUMMARY OF BUILDINGS

TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING			1½FR	864		A+5	1980	AVG	202580	10	182320
GARAGE											
BARN	(X)		FRD 37X44	1628	26.82	C	1994	AVG	43140	10/20	31060
SHED											
COMMERCIAL BUILDING											
									TOTAL CARDS	THRU	

LISTED TV — DATE

TOTAL VALUE ALL BUILDINGS 213380

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.