MAP AND LOT: 6-14-3

46 DESHON HILL ROAD

PARCE

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
6-14-3 4024 290 McInnes, William And Anne 46 Deshon Hill Rd				
Bachelder, Sara B & Jeffrey S.	6-10-16	17250	995	285,000

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE 36	TOTAL
TILLABLE			
PASTURE			
WOODLAND	1.08	4000	4320
WASTE LAND			
BASE	1.0		60000
TOTAL ACREAGE	2.08		

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE
250				

(16)

TOTAL VALUE LAND	64300	64300	64300
TOTAL VALUE BUILDINGS	129100	145900	173300
TOTAL VALUE LAND & BUILDINGS	193400	210200	237600

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

(07) PU CAR DEK OFF 10x2
Garage 28x36, Deck 10x12, OFP 4x6

(16) Added living quarters over garage and discovered 400# finished Rooms in basement.

INSPECTION WITNESSED BY:

X M. McInnes

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

BUILDING RECORD

COLOR BUILDING Creme

OCCUPANCY — 1 2 3 4 — VAC. LOT DWELLING COMM. OTHER

BASEMENT — 1 2 3 4 5 — NONE CRAWL 1/4 1/2 FULL (5)

FOUNDATION — P B & S CB CONC

HEATING

	M	O
NO HEAT		
NO HEAT 2ND ONLY		
WARM AIR F G	V	
HW/STEAM BB RAD	V	
FLOOR/WALL FURNACE		
AIR CON./ELEC.		

ATTIC — 1 2 3 4 5 — NONE UNFIN. 1/4 1/2 FULL (1)

ROOF

	M	O
SHINGLES ASP/ASB/WOOD	V	
SLATE/TILE/METAL		
ROLL/T & G		

EXTERIOR WALLS

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

FLOORS

	B	1	2	3	A
CONC/DIRT	V				
HARD WOOD					
SOFT WOOD/SUB					
TILE		V	V		
W - W					
JOISTS					

INTERIOR FINISH

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

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)	NP
BSMT. RR APT. 400#	3# ✓
BSMT. GAR 1 2	
BUILT-IN RANGE/DW/DISP	
MODERN KITCHEN	
EXTERIOR BETTER	
INTERIOR BETTER	

LIVING ACCOMMODATIONS

NO. OF UNITS 1 BED ROOMS 2
TOTAL ROOMS 6 FAMILY ROOMS

DWELLING COMPUTATIONS

1 S STORY (1)	F	M
960	S.F.	95200
BASEMENT		
HEATING		
PLUMBING		+2640
ATTIC		
INTERIOR FINISH		
ADD. & PORCHES		+ 17300
TOTAL		115140
GRADE		110
TOTAL		126650
O. F.		+3400
TOTAL		
C & D FACTOR		
REPL. COST		130054

Asbestos shed Att
Shed Att
Att Shed

COMMERCIAL COMPUTATIONS

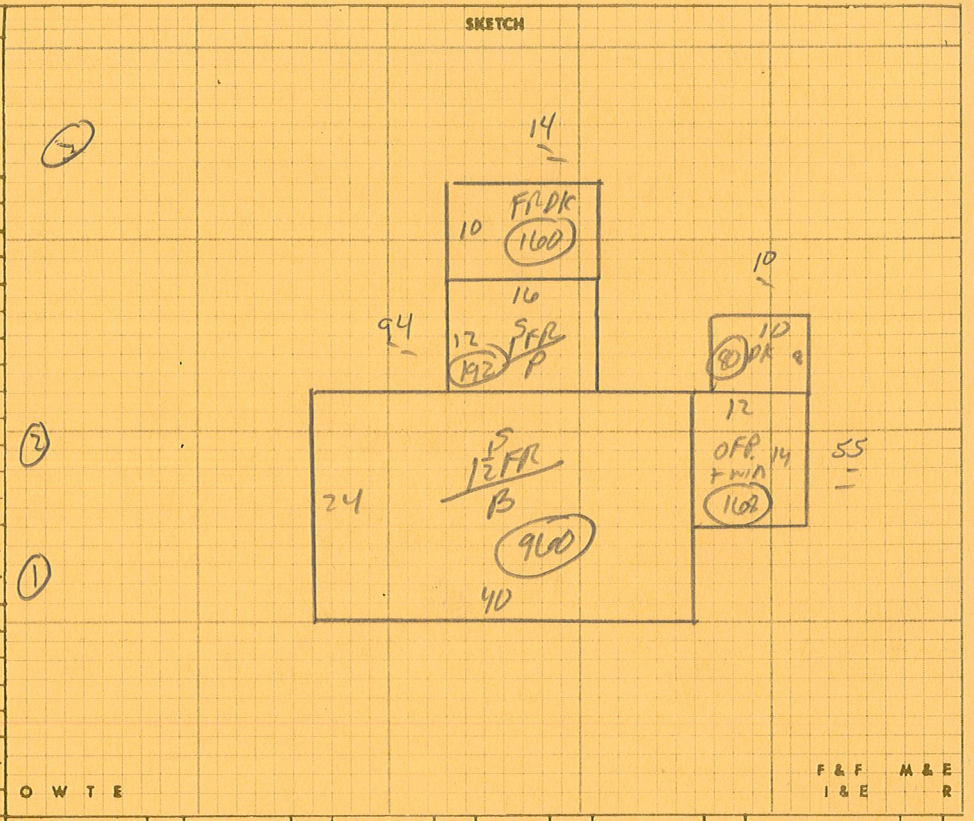
EXTERIOR WALL CODES
1 FRAME 5 STUCCO 9 CONCRETE
2 BRICK 6 TILE 10 ENAM. STL.
3 GLASS 7 STONE
4 C B 8 METAL

	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.	TRUE VALUE
DWELLING			1FR	960		C+10	1981	AVG	130054	15	110600
GARAGE	(1)		1FR 24X26	624		C-10	1988	AVG	111160	15	9490
BARN			1FR 9X20	180		F	1969	AVG	2300	15/20	1560
SHED	(3)		1FR 8X8	64	1750	C	1990	AVG	1120	15/20	760
	(4)		1FR 12X16	192	1780	C	1992	AVG	3360	15/20	2280
			1FR 16X16	160		D	1993	AVG	3360	15/20	2280
			1FR 12X20	320		C	2003	AVG	4700	5/20	3090
COMMERCIAL BUILDING	(1)										
Garage 1/2S/QTS/FDN			1½FR 36X48	1008		AVG	2006	AVG	49000		49000
DECK			1ST FR 12X10	120		AVG	2006	AVG	TOTAL CARDS	THRU	2100
LISTED TM	OPF		DATE 10-11-03	24		AVG	2006	AVG	1200		1200

TOTAL VALUE ALL BUILDINGS ~~129120~~ ~~145924~~

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.

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