MAP AND LOT: 7-20-B

54 FORT RIDGE ROAD

PROPERTY AS[illegible]CORD

ALFRED, MAINE

RECO[illegible]SHIP	DATE	BOOK	PAGE	AMOUNT
7-20-B 7975 338				
Coles, Ronald R And Maria P				
54 Fort Ridge Rd				
Coles, Ronald R.	2/14/07	15084	735	

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE 2002	TOTAL
TILLABLE			
PASTURE			
WOODLAND	22.0		55000
WASTE LAND	2.0	300	600
BASE	1.0		60000
TOTAL ACREAGE	25.0		

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE
360				

TOTAL VALUE LAND	116200
TOTAL VALUE BUILDINGS	172300
TOTAL VALUE LAND & BUILDINGS	288500

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE	2007 TOTAL
SOFTWOOD			3,990
MIXED WOOD			3,003
HARDWOOD			
WASTE LAND			
BASE			60,000
TOTAL ACREAGE			4,000

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE

TOTAL VALUE LAND	70,993
TOTAL VALUE BUILDINGS	172,500
TOTAL VALUE LAND & BUILDINGS	243,493

BUILDING PERMIT RECORD

PERMIT NO.	EST. COST	DATE
(04) LOT SPLIT		

MEMORANDA

INSPECTION WITNESSED BY:

X

PROPERTY FACTORS

TOPOGRAPHY	
LEVEL	
HIGH	
LOW	
ROLLING	✓
SWAMPY	

IMPROVEMENTS	
WATER drilled	✓
SEWER septic	✓
GAS	
ELECTRICITY	✓
ALL UTILITIES	

STREET	
PAVED	✓
SEMI-IMPROVED	
DIRT	
SIDEWALK	

TREND OF DISTRICT	
IMPROVING	
STATIC	✓
DECLINING	
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 weathered

BUILDING RECORD

FST 9-11-03 9:50

OCCUPANCY

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 CERAMIC		✓			
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 SS		✓	
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 7 FAMILY ROOMS

DWELLING COMPUTATIONS

1 5 STORY (F) M

	1152 S.F.	108600
BASEMENT		
HEATING		
PLUMBING	7	4400
ATTIC		
INTERIOR FINISH		
ADD. & PORCHES	+	2700
WF +2	+	2670
TOTAL		118370
GRADE		143
TOTAL		169270
O. F.		
TOTAL		
C & D FACTOR		
REPL. COST		169270

COMMERCIAL COMPUTATIONS

EXTERIOR WALL CODES

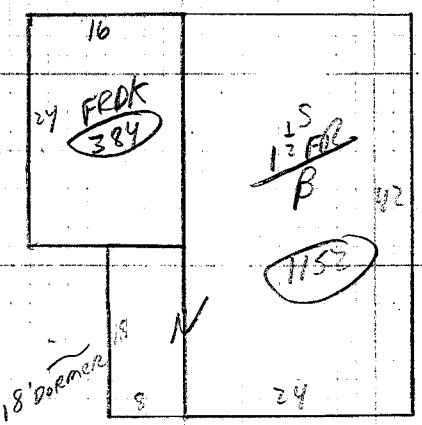
1 FRAME 5 STUCCO 9 CONCRETE
2 BRICK 6 TILE 10 ENAM. STL.
3 GLASS 7 STONE
4 C B 8 METAL

	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			1½ FR	1152		A-5	1985	VG	169270	15	143880
GARAGE	(X)		1 FL CONC	420		B	1988	VG	33630	15	28590
BARN											
SHED											
COMMERCIAL BUILDING											
									TOTAL CARDS	THRU	

LISTED — DATE

TOTAL VALUE ALL BUILDINGS 172470

CONDITION: 1-EXCELLENT; 2-GOOD; 3-AVERAGE; 4-FAIR; 5-POOR

DO NOT CONFUSE THE T[illegible]OTES QUALITY OF CONSTRUCTION: A-EXC.; B-GOOD; C-AVERAGE; D-CHEAP; E-VERY CHEAP
[illegible]ON FACTOR REFERS TO THE CONDITION, DESIRABILITY, USEFULNESS OF THE BUILDING.