

MAP AND LOT: 1-23

PART WINDSOR DRIVE 8 POOLS CROSSING RD



11.28.2017 14:51

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
1-23				
8866 110				
<u>Schiavi Family Ltd. Liability, Co.</u>				
C/O John Schiavi				
Keyword, Inc.	3/4/08	15363	730	
Keyword Manor LP	4-4-11	16073	414	
Keyword Manor Mobile Home Park LP	5-8-18	17709	722	
Keyword Manor MHP LLC	12/17/2021	18903	311	

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL		
TILLABLE		360			
PASTURE					
WOODLAND	17.0		47000		
WASTE LAND	1.0	300	300		
BASE	8.0	60000	480000		
25 sites					
TOTAL ACREAGE	26.0				
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	
				06	
				Settlement	
TOTAL VALUE LAND			527300	485363.30	485363
TOTAL VALUE BUILDINGS			112700	103736.86	197736
TOTAL VALUE LAND & BUILDINGS			640000	589100	683100

BUILDING PERMIT RECORD

PERMIT NO.	EST. COST	DATE	TOPOGRAPHY	IMPROVEMENTS
			LEVEL	WATER
			HIGH	SEWER
			LOW	GAS
			ROLLING	ELECTRICITY
			SWAMPY	ALL UTILITIES
MEMORANDA				
(18) Add New addition to maintenance garage and improvements to existing garage				
			STREET	TREND OF DISTRICT
			PAVED	IMPROVING
			SEMI-IMPROVED	STATIC
			DIRT	DECLINING
			SIDEWALK	BLIGHTED

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				

MAP insert: 1-23
1-23-1 maintenance building
INSPECTION WITNESSED BY:
.92046990 2006
change Settlement

ASSESSMENT RECORD

LAND	BLDG.	TOTAL	LAND	BLDG.	TOTAL	LAND	BLDG.	TOTAL	LAND	BLDG.	TOTAL
20	20	20	20	20	20	20	20	20	20	20	20
20	20	20	20	20	20	20	20	20	20	20	20
20	20	20	20	20	20	20	20	20	20	20	20
20	20	20	20	20	20	20	20	20	20	20	20

COLOR BUILDING

White

BUILDING RECORD

SLAB SIZE COST DEPR VALUE SKETCH SLAB COST DEPR VALUE

OCCUPANCY					NO.			M			O		
VAC. LOT DWELLING COMM. OTHER					STANDARD			BATHROOM			TOILET ROOM		
BASEMENT					SINK/LAVATORY/SS			WATER CLOSET/URINAL			NO PLUMBING		
FOUNDATION					HEATING			OTHER FEATURES			PART MASONRY WALLS		
NO HEAT					NO HEAT 2ND ONLY			WARM AIR F G			HW/STEAM BB RAD		
FLOOR/WALL FURNACE					AIR CON./ELEC.			ATTIC			NO HEAT		
ROOF					LIVING ACCOMMODATIONS			EXTERIOR WALLS			BEVEL/DROP/ALUM/VIN		
SHINGLES ASP/ASB/WOOD					SLATE/TILE/METAL			ROLL/T & G			SHINGLE ASPH/ASB/WOOD		
CB/STUCCO/BRICK VENEER/STONE					MASONITE/TI-II			PLATE GLASS - AL/WD			CONC/DIRT		
FLOORS					INTERIOR FINISH			ADD. & PORCHES			DRYWALL/PLASTER		
REMODELING DATA					KITCHEN			PLUMBING			HEAT		
OTHER					REPL. COST			LISTED			DATE		

EXTERIOR WALL CODES			EXTERIOR WALLS		
1 FRAME			PERIMETER		
2 BRICK			L/F		
3 GLASS			L/F		
4 C B			PERIM. AREA RATIO		
5 STUCCO			NO. OF UNITS		
6 TILE			AVG. UNIT SIZE		
7 STONE			BASEMENT SIZE		
8 METAL			SCHEDULE		
9 CONCRETE			HT.		
10 ENAM. STL.			BASEMENT		
A			FIRST		
B			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		

①																				
②	2628	4570	5/20	4990	②	2216	5540													
③	1776	4440		3370	③	1932	4830													
④	2068	5170		3930	④	2040	5100													
⑤	960	2400		1800	⑤	2312	5780													
⑥	2212	5530		4200	⑥	2326	5810													
⑦	1782	4450		3380																
⑧	2068	5170		3930																
⑨	2350	5870		4460																
⑩	1736	4340		3360																
⑪	1836	4590		3490																
⑫	1458	3640		2770																
⑬	2100	5250		3990																
⑭	2298	5740		4370																
⑮	2096	5240		3980																
⑯	2096	5240		3980																
⑰	1694	4230		3220																
⑱	2068	5170		3930																
⑲	2079	5200		3950																
⑳	1864	4660		3540																

CONTEMPORARY SPLIT LEVEL RANCH (R) CAPE COLONIAL CONVENTIONAL

MEMORANDA

21825

SUMMARY OF BUILDINGS

TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING											
GARAGE	W/LOT ST/FLM		1 1/2 FR 24x36	864		C	1967	GOOD	24250	40	14550
BARN			1 1/2 FR	2700		C		GOOD	108000	10	97200
SHED	ATT TO GAR.		1 1/2 FR 11x36	396		D	1970	A	6440	1015	5506
SLABS			SK				2000		95030		95030

COMMERCIAL BUILDING LISTED DATE 9/23/03

TOTAL CARDS THRU 197736

TOTAL VALUE ALL BUILDINGS 112670

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.