

ALFRED, MAINE

C/O John Schiavi

4/1/22

PROPERTY FACTORS

PERMIT NO.	EST. COST	DATE	TOPOGRAPHY	IMPROVEMENTS
			LEVEL	WATER
			HIGH	SEWER
			LOW	GAS
			ROLLING	ELECTRICITY
			SWAMPY	ALL UTILITIES
MEMORANDA				
(06) Removed 2/21/06 (no certificate)				
(11) Vacant Site				
vacant lot			STREET	TREND OF DISTRICT
			PAYED	IMPROVING
			SEMI-IMPROVED	STATIC
			DIRT	DECLINING
			SIDEWALK	BLIGHTED
(18) M's, L New Man. Home, 100% good				

INSPECTION WITNESSED BY:

	PROPERTY INFORMATION		
	LAND COST		
	BLDG. COST		
	SALE PRICE		
	RENT		
	EXPENSE		
	NET RENT		
	LAND	@	% equals
	BLDG.	@	% equals
	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
20	LAND	20	LAND	20	LAND	20	LAND
	BLDGs.		BLDGs.		BLDGs.		BLDGs.
	TOTAL		TOTAL		TOTAL		TOTAL

BUILDING RECORD

OCCUPANCY					PLUMBING			COMMERCIAL COMPUTATIONS					SKETCH				
1	2	3	4		NO.	M	O	EXTERIOR WALL CODES									
VAC. LOT DWELLING COMM. OTHER					STANDARD			1 FRAME	5 STUCCO	9 CONCRETE							
BASEMENT					BATHROOM			2 BRICK	6 TILE	10 ENAM. STL.							
1	2	3	4	5	TOILET ROOM		✓	3 GLASS	7 STONE								
NONE	CRAWL	1/4	1/2	FULL	SINK/BATHROOM/SS		✓	4 C.B.	8 METAL								
FOUNDATION					WATER CLOSET/URINAL			A					B				
P	B & S	CB	CONC					EXTERIOR WALLS									
HEATING					NO PLUMBING			PERIMETER					L/F				
					OTHER FEATURES			PERIM. AREA RATIO									
NO HEAT					PART MASONRY WALLS			NO. OF UNITS									
NO HEAT 2ND ONLY					FIREPLACE (INGRADE)			AVG. UNIT SIZE									
WARM AIR/FD					BSMT. RR/APT.			BASEMENT SIZE									
HW/STEAM BB RAD					BSMT. GAR 1 2			SCHEDULE									
FLOOR/WALL FURNACE					BUILT-IN RANGE/DW/DISP			HT.									
AIR CON./ELEC.					MODERN KITCHEN			BASEMENT									
ATTIC					EXTERIOR BETTER			FIRST									
1	2	3	4	5	INTERIOR BETTER			SECOND									
NONE	UNFIN.	1/4	1/2	FULL				THIRD									
ROOF					LIVING ACCOMMODATIONS			BASE PRICE									
SHINGLES ASP/ASB/WOOD					NO. OF UNITS/ BED ROOMS			B P A									
SLATE/TILE/METAL					TOTAL ROOMS FAMILY ROOMS			SUB TOTAL									
ROLL/T & G					DWELLING COMPUTATIONS			LIGHTING									
EXTERIOR WALLS								HTG/AIR CON.									
BEVEL/DROP/ALUM/VIN					1.0 STORY		M	SPRINKLER									
SHINGLE ASPH/ASB/WOOD					1568 S.F.		165200	PARTITIONS									
CB/STUCCO/BRICK VENEER/STONE					BASEMENT		- 16000	INTERIOR FINISH									
MASONITE/TI-II					HEATING			SF/CF PRICE									
PLATE GLASS - AL/WD					PLUMBING		+ 2640	AREA CUBED									
FLOORS					ATTIC			SUB TOTAL									
CONC/DIRT					INTERIOR FINISH			M & O.F.									
HARD WOOD					ADD. & PORCHES		+ 14500	ADDITIONS									
SOFT WOOD/SUB								TOTAL BASE									
TILE								GRADE FACTOR									
W - W								REPLACEMENT COST									
JOISTS								FUNCTIONAL DEPRECIATION FACTORS									
INTERIOR FINISH					TOTAL		166340	SURPLUS CAP					ENCROACHMENTS				
DRYWALL/PLASTER					GRADE		1.10	BLIGHTED AREA					ECONOMIC				
PANELING					TOTAL		116974	OVERBUILT					OBsolescence				
FIBERBOARD					O. F.			COMM. LOCATION									
JNFISHED					TOTAL			STRUCTURAL									
REMODELING DATA					C & D FACTOR			SUMMARY OF BUILDINGS									
KITCHEN								TYPE					LOC.				
PLUMBING								NO.					CONSTRUCTION				
HEAT								SIZE					RATE				
BASEMENT								GRADE					ERECTED				
OTHER								CONDITION					REPLACEMENT COST				
								DEPR.					TRUE VALUE				
								TOTAL CARDS					THRU				
								TOTAL VALUE ALL BUILDINGS					116974				

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.