

MAP AND LOT: 1-3-23

58 OLD FALLS POND ROAD

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE



RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
1-3-23 <u>Webber, Robert & Rachel</u> <u>Po Box 229</u>				
Webber, Rachel J. Webber, Rachel J. Harvey, Lawrence	3-2-11 10-27-11 10-19-16	16057-201 16190 17344	758 698	95,000

LAND VALUE COMPUTATIONS AND SUMMARY

BUILDING PERMIT RECORD

PROPERTY FACTORS

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL
TILLABLE		240	
PASTURE			
WOODLAND	14.58	4000	560 2300
WASTE LAND			
BASE	1.0		4000
TOTAL ACREAGE	1.14 58		
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR
			FRONT FT. PRICE
			(11)
TOTAL VALUE LAND			40600 42300
TOTAL VALUE BUILDINGS			39500 39500
TOTAL VALUE LAND & BUILDINGS			80100 81800

PERMIT NO.	EST. COST	DATE	TOPOGRAPHY	IMPROVEMENTS
			LEVEL	WATER <i>Drilled</i>
			HIGH	SEWER <i>septic</i>
			LOW	GAS
			ROLLING	ELECTRICITY
			SWAMPY	ALL UTILITIES
MEMORANDA				
(11) changed acreage per survey				
			STREET	TREND OF DISTRICT
			PAVED	IMPROVING
			SEMI-IMPROVED	STATIC
			DIRT	DECLINING
			SIDEWALK	BLIGHTED

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			

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

ASSESSMENT RECORD			
20	LAND	20	LAND
	BLDGS.		BLDGS.
	TOTAL		TOTAL
20	LAND	20	LAND
	BLDGS.		BLDGS.
	TOTAL		TOTAL
20	LAND	20	LAND
	BLDGS.		BLDGS.
	TOTAL		TOTAL

Tan/Brown

BUILDING RECORD

OCCUPANCY <i>no Home</i>					PLUMBING			COMMERCIAL COMPUTATIONS													
1	2	3	4	5	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/LAVATORY/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	L/F											
	M	O			OTHER FEATURES			PERIM. AREA RATIO													
NO HEAT					PART MASONRY WALLS			NO. OF UNITS													
NO HEAT 2ND ONLY					FIREPLACE (INGRADE)			AVG. UNIT SIZE													
WARM AIR F G					BSMT. RR/APT.			BASEMENT SIZE													
HW/STEAM BB RAD					BSMT. GAR 1 ?			SCHEDULE													
FLOOR/WALL FURNACE					BUILT-IN RANGE/DW/DISP			HT.													
AIR CON./ELBC.					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					— — STORY F M			HTG/AIR CON.													
BEVEL/DROP/ALUM/VIN					S.F.			SPRINKLER													
SHINGLE ASPH/ASB/WOOD					BASEMENT			PARTITIONS													
CB/STUCCO/BRICK VENEER/STONE					HEATING			INTERIOR FINISH													
MASONITE/TI-II					PLUMBING			SF/CF PRICE													
PLATE GLASS - AL/WD					ATTIC			AREA CUBED													
FLOORS					INTERIOR FINISH			SUB TOTAL													
	B	1	2	3	A	ADD. & PORCHES			M & O.F.												
CONC/DIRT								ADDITIONS													
HARD WOOD								TOTAL BASE													
SOFT WOOD/SUB								GRADE FACTOR													
FILE								REPLACEMENT COST													
W - W								FUNCTIONAL DEPRECIATION FACTORS													
JOISTS								SURPLUS CAP	ENCROACHMENTS	ECONOMIC											
								BLIGHTED AREA	COMM. LOCATION	OBSOLESCENCE											
								OVERBUILT	STRUCTURAL												
INTERIOR FINISH					TOTAL			SUMMARY OF BUILDINGS													
	B	1	2	3	A	GRADE			TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE	
DRYWALL/PLASTER					TOTAL			DWELLING	GAR	①	1 st FR 20x22	440x		C-10	1987	G	8820	20	7060		
PANELING					O. F.			GARAGE	shed ATT	APP	1 st FR 8x15	120x		D	1990	L	2910	15/20	1980		
FIBERBOARD					TOTAL			BARN	shed	②	1 st FR 8x8	64x	1780	C	1987	G	1120	20/20	720		
JNFINISHED					C & D FACTOR			SHED		③	1 st FR 17x17	289x	875	E	01K	F	2530	40/20	1210		
REMODELING DATA											no Home	champion	14x70	*	1986	C	31800	30	22260		
KITCHEN											ATT EFP	5k	200x	D	1987	AL	5900	15/20	4010		
PLUMBING											ATT FR DK	5k	192x	D	1986	AL	1340	15/20	910		
HEAT											COMMERCIAL BUILDING	1 st FR 4x14 2x14 3	140x	1450	D	1993	AL	2030	15/20	1380	
BASEMENT																					
OTHER <i>Reducco Ref 1998*</i>					REPL. COST			LISTED													
								DATE													

SKETCH

Sketch ③

Sketch ④

PB

Sketch ①

PB

Sketch ②

16

12 FR. DK (192)

20

10 EFP (200)

14

no Home

66

O W T E

CONTEMPORARY

SPLIT LEVEL

RANCH (R)

CAPE

COLONIAL

CONVENTIONAL

F & F M & E I & E R

TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING	GAR	①	1 st FR 20x22	440x		C-10	1987	G	8820	20	7060
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			ATT EFP	5k	200x	D	1987	AL	5900	15/20	4010
			ATT FR DK	5k	192x	D	1986	AL	1340	15/20	910
COMMERCIAL BUILDING		④	1 st FR 4x14 2x14 3	140x	1450	D	1993	AL	2030	15/20	1380

TOTAL CARDS THRU

TOTAL VALUE ALL BUILDINGS 39530