

MAP AND LOT: 1-3-A

5 OLD FALLS POND ROAD



PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

1-3-A

7935 65

Pierce, Edward John

Po Box 643

RECORD OF OWNERSHIP

DATE

BOOK

PAGE

AMOUNT

LAND VALUE COMPUTATIONS AND SUMMARY

BUILDING PERMIT RECORD

PROPERTY FACTORS

CLASSIFICATION		NO. OF ACRES		RATE ³⁶⁰		TOTAL	
TILLABLE							
PASTURE							
WOODLAND		.20		4000		800	
WASTE LAND							
BASE		1.0				60000	
TOTAL ACREAGE		1.20					
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE			
100							
TOTAL VALUE LAND						60800	60,800
TOTAL VALUE BUILDINGS						24306	43,100
TOTAL VALUE LAND & BUILDINGS						85106	103,900

OP NO
CKF in CAN 06
18 Added garage - house Fair Cond.
19

INSPECTION WITNESSED BY:

Edward J. Pierce

TOPOGRAPHY		IMPROVEMENTS	
LEVEL		WATER	<i>Drilled</i> ✓
HIGH		SEWER	<i>septic</i> ✓
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

COLOR BUILDING *weathered*

BUILDING RECORD

OCCUPANCY <i>Built Around</i>										PLUMBING										COMMERCIAL COMPUTATIONS										SKETCH									
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30										
VAC. LOT DWELLING COMM. OTHER										STANDARD										EXTERIOR WALL CODES																			
BASEMENT										BATHROOM										1 FRAME 5 STUCCO 9 CONCRETE																			
TOILET ROOM																				2 BRICK 6 TILE 10 ENAM. STL.																			
NONE CRAWL 1/4 1/2 FULL										SINK/LAVATORY/SS										3 GLASS 7 STONE																			
FOUNDATION										WATER CLOSET/URINAL										4 C B 8 METAL																			
B & S CB CONC										NO PLUMBING										EXTERIOR WALLS																			
HEATING																				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) <i>NO</i>										AVG. UNIT SIZE																			
WARM AIR <i>OG</i>										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																			
NONE UNFIN. 1/4 1/2 FULL										INTERIOR BETTER										SECOND																			
																				THIRD																			
ROOF										LIVING ACCOMMODATIONS										BASE PRICE																			
SHINGLES <i>ASP/ASB/WOOD</i>										NO. OF UNITS <i>10 BED ROOMS 2</i>										B P A																			
SLATE/TILE/METAL										TOTAL ROOMS <i>4</i> FAMILY ROOMS										SUB TOTAL																			
ROLL/T & G										DWELLING COMPUTATIONS										LIGHTING																			
EXTERIOR WALLS																				HTG/AIR CON.																			
BEVEL/DROP/ALUM/VIN										<i>1.0</i> STORY <i>P</i> M										SPRINKLER																			
SHINGLE ASPH/ASB/WOOD										<i>1056</i> S.F. <i>79400</i>										PARTITIONS																			
CB/STUCCO/BRICK VENEER/STONE										BASEMENT <i>-8200</i>										INTERIOR FINISH																			
MASONITE/TI-II <i>House wrap</i>										HEATING										SF/CF PRICE																			
PLATE GLASS - AL/WD										PLUMBING										AREA CUBED																			
FLOORS										ATTIC										SUB TOTAL																			
										INTERIOR FINISH										M & O.F.																			
CONC/DIRT										ADD. & PORCHES										ADDITIONS																			
HARD WOOD																				TOTAL BASE																			
SOFT WOOD/SUB																				GRADE FACTOR																			
TILE																				REPLACEMENT COST																			
W - W																				FUNCTIONAL DEPRECIATION FACTORS																			
JOISTS																				SURPLUS CAP																			
																				ENCROACHMENTS																			
																				COMM. LOCATION																			
																				OVERBUILT																			
																				STRUCTURAL																			
INTERIOR FINISH										TOTAL <i>71200</i>										TYPE																			
										GRADE <i>82</i>										LOC.																			
DRYWALL/PLASTER										TOTAL <i>58380</i>										NO.																			
PANELING																				CONSTRUCTION																			
FIBERBOARD																				SIZE																			
UNFINISHED																				RATE																			
REMODELING DATA																				GRADE																			
KITCHEN																				ERECTED																			
PLUMBING																				CONDITION																			
HEAT																				REPLACEMENT COST																			
BASEMENT																				DEPR.																			
OTHER																				TRUE VALUE																			
										REPL. COST <i>58380</i>										LISTED																			
																				DATE																			

12 15/FR
P
2
44
1056

OW T E

CONTEMPORARY SPLIT LEVEL RANCH (R) CAPE COLONIAL CONVENTIONAL

1980 permit adding 12x24 to mobile home
Garage Bit on slab.
Consider house complete fair cond. : Cabinet doors in
Garage D Quality, B, Ave Cond. Kit missing
14,35+ slab @ 2.50 Window missing
20% obs. Not level

SUMMARY OF BUILDINGS

TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING			15/FR	1056		D	11/2	F	58380	40/10/30	22090
GARAGE			slab only	28x40	1120	2.50	2003	F	2800	-1/20	2240
BARN											
SHED Dwelling			15 Fr	1056		D		F	58380	40/20	28,000
Garage	X		15 Fr 28x40	1120	16.85	D		F	18,872	20	15,100
COMMERCIAL BUILDING											
LISTED											
DATE											

TOTAL CARDS THRU

TOTAL VALUE ALL BUILDINGS

43,100
24310

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.