

63 FOREST ROAD



ALFRED, MAINE

6123 248

The Capp Family Trust

G.&G. Capp Restoration Trust A
Kenney, Paul M & Debbie L

7/17/19	18020	63
6/21/23	19259	266

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION		NO. OF ACRES	RATE	TOTAL	
TILLABLE					
PASTURE					
WOODLAND		.23		15630	920
WASTE LAND					
BASE		.34	below	—	—
TOTAL ACREAGE		.57			
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	
5100	150	1000	5	1000	425000 100000
					(06)
				- 72250	
shaded well				- 2500	- 2500
TOTAL VALUE LAND				365900	98400
TOTAL VALUE BUILDINGS				27800	27800
TOTAL VALUE LAND & BUILDINGS				393700	126200

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					

BUILDING PERMIT RECORD

PROPERTY FACTORS				
PERMIT NO.	EST. COST	DATE	TOPOGRAPHY	IMPROVEMENTS
			LEVEL	WATER <i>shared</i>
			HIGH	SEWER <i>septic</i>
			LOW	GAS
			ROLLING	ELECTRICITY
			SWAMPY	ALL UTILITIES
MEMORANDA				

MEMORANDA

(06) LOT SPLIT

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL		WATER	<i>Shared</i>
HIGH		SEWER	<i>Septic</i>
LOW		GAS	
ROLLING	✓	ELECTRICITY	✓
SWAMPY		ALL UTILITIES	
STREET		TREND OF DISTRICT	
PAVED		IMPROVING	
SEMI-IMPROVED	<i>Planned</i> ✓	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

BUILDING RECORD

[illegible]

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.