

MAP AND LOT: 2-56-B

465 KENNEBUNK ROAD



PROPERTY RECORD

RECORD OF OWNERSHIP

DATE

BOOK

PAGE

AMOUNT

2-56-B

6080 34

Sampson, Robert C. & Heidi

465 Kennebunk Rd

FM

ALFRED, MAINE

LAND VALUE COMPUTATIONS AND SUMMARY

BUILDING PERMIT RECORD

PROPERTY FACTORS

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL
TILLABLE			
PASTURE	5		
WOODLAND	10.04		
WASTE LAND	1.0		300
BASE	1.0		60000
TOTAL ACREAGE		12.0	
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR
408			
TOTAL VALUE LAND		93300	93300
TOTAL VALUE BUILDINGS		116100	133400
TOTAL VALUE LAND & BUILDINGS		209400	226700

PERMIT NO.	EST. COST	DATE
MEMORANDA		
(17) M&L new 30x30 Barn w/ loft, w/ 70% good		
(18) Barn is completed		

TOPOGRAPHY	IMPROVEMENTS
LEVEL	WATER <i>Drilled</i>
HIGH	SEWER <i>septic</i>
LOW	GAS
ROLLING	ELECTRICITY
SWAMPY	ALL UTILITIES
STREET	
PAVED	IMPROVING
SEMI-IMPROVED	STATIC
DIRT	DECLINING
SIDEWALK	BLIGHTED
TREND OF DISTRICT	

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL
SOFTWOOD			
MIXED WOOD			2,079
HARDWOOD			142
WASTE LAND			
BASE			60,000
TOTAL ACREAGE			4,000
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR
TOTAL VALUE LAND		66,221	
TOTAL VALUE BUILDINGS		116,100	
TOTAL VALUE LAND & BUILDINGS		182,321	

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

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

TB Value on computer

INSPECTION WITNESSED BY:
Heidi Sampson

BUILDING RECORD

COLOR BUILDING *MARoon/Creme*

OCCUPANCY				PLUMBING			COMMERCIAL COMPUTATIONS		
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.
FOUNDATION				TOILET ROOM			3 GLASS	7 STONE	
HEATING				SINK/LAVATORY/SS			4 C B	8 METAL	
OTHER FEATURES				WATER CLOSET/URINAL			A B		
NO HEAT				NO PLUMBING			EXTERIOR WALLS		
NO HEAT 2ND ONLY				PART MASONRY WALLS			PERIMETER		
WARM AIR F G				FIREPLACE (INGRADE) <i>No</i>			PERIM. AREA RATIO		
HW/STEAM BB RAD				BSMT. RR/APT.			NO. OF UNITS		
FLOOR/WALL FURNACE				BSMT. GAR 1 2			AVG. UNIT SIZE		
AIR CON./ELEC.				BUILT-IN RANGE/DW/DISP			BASEMENT SIZE		
ATTIC				MODERN KITCHEN			SCHEDULE		
NONE UNFIN. 1/4 1/2 FULL				EXTERIOR BETTER			HT.		
ROOF				INTERIOR BETTER			BASEMENT		
SHINGLES ASP/ASB/WOOD				LIVING ACCOMMODATIONS			FIRST		
SLATE/TILE/METAL				NO. OF UNITS <i>10</i> BED ROOMS <i>4</i>			SECOND		
ROLL/T & G				TOTAL ROOMS <i>9</i> FAMILY ROOMS			THIRD		
EXTERIOR WALLS				DWELLING COMPUTATIONS			BASE PRICE		
BEVEL/DROP/ALUM/VIN				NO. OF UNITS <i>10</i> STORY <i>1</i> M			B P A		
SHINGLE ASP/ASB/WOOD				TOTAL ROOMS <i>9</i> FAMILY ROOMS			SUB TOTAL		
CB/STUCCO/BRICK VENEER/STONE				NO. OF UNITS <i>10</i> STORY <i>1</i> M			LIGHTING		
MASONITE/TI-II				NO. OF UNITS <i>10</i> STORY <i>1</i> M			HTG/AIR CON.		
PLATE GLASS - AL/WD				NO. OF UNITS <i>10</i> STORY <i>1</i> M			SPRINKLER		
FLOORS				NO. OF UNITS <i>10</i> STORY <i>1</i> M			PARTITIONS		
CONC/DIRT				NO. OF UNITS <i>10</i> STORY <i>1</i> M			INTERIOR FINISH		
HARD WOOD				NO. OF UNITS <i>10</i> STORY <i>1</i> M			SF/CF PRICE		
SOFT WOOD/SUB				NO. OF UNITS <i>10</i> STORY <i>1</i> M			AREA CUBED		
TILE				NO. OF UNITS <i>10</i> STORY <i>1</i> M			SUB TOTAL		
W - W				NO. OF UNITS <i>10</i> STORY <i>1</i> M			M & O.F.		
JOISTS				NO. OF UNITS <i>10</i> STORY <i>1</i> M			ADDITIONS		
INTERIOR FINISH				NO. OF UNITS <i>10</i> STORY <i>1</i> M			TOTAL BASE		
DRYWALL/PLASTER				NO. OF UNITS <i>10</i> STORY <i>1</i> M			GRADE FACTOR		
PANELING				NO. OF UNITS <i>10</i> STORY <i>1</i> M			REPLACEMENT COST		
FIBERBOARD				NO. OF UNITS <i>10</i> STORY <i>1</i> M			FUNCTIONAL DEPRECIATION FACTORS		
UNFINISHED				NO. OF UNITS <i>10</i> STORY <i>1</i> M			SURPLUS CAP		
REMODELING DATA				NO. OF UNITS <i>10</i> STORY <i>1</i> M			ENCROACHMENTS		
KITCHEN				NO. OF UNITS <i>10</i> STORY <i>1</i> M			ECONOMIC		
PLUMBING				NO. OF UNITS <i>10</i> STORY <i>1</i> M			BLIGHTED AREA		
HEAT				NO. OF UNITS <i>10</i> STORY <i>1</i> M			COMM. LOCATION		
BASEMENT				NO. OF UNITS <i>10</i> STORY <i>1</i> M			OBSOLESCENCE		
OTHER				NO. OF UNITS <i>10</i> STORY <i>1</i> M			OVERBUILT		
REPL. COST				NO. OF UNITS <i>10</i> STORY <i>1</i> M			STRUCTURAL		

A

1/2 CARP ceiling

32

15/FR EA
SLAB

952

28

7

97
15/FR
12 SLAB
(171)

89

1 1/2 5/FR
SLAB 30

720

24

386

converted GAR (1994)

F & F M & E
I & E R

CONTEMPORARY	SPLIT LEVEL	RANCH (R)	CAPE	COLONIAL	CONVENTIONAL
--------------	-------------	-----------	------	----------	--------------

MEMORANDA

2017- Barn approx. 70% good. 12018.

SUMMARY OF BUILDINGS											
TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING			1 1/2 5/FR	952*		C10	1984	C	128990	10	116090
GARAGE											
BARN	A		BARN w/loft	900#	27.50	C	2017	C	24750	5/10	21161
SHED											
TOTAL CARDS THRU <i>133390</i>											
TOTAL VALUE ALL BUILDINGS <i>116090</i>											

CONDITION: 1-EXCELLENT; 2-GOOD; 3-AVERAGE; 4-FAIR; 5-POOR DO NOT CONFUSE THIS DENOTES QUALITY OF CONSTRUCTION: A-EXC.; B-GOOD; C-AVERAGE; D-CHEAP; E-VERY CHEAP
 REPLACEMENT FACTOR REFERS TO THE CONDITION, DESIRABILITY, USEFULNESS OF THE BUILDING.