

MAP AND LOT: 2-56-C

487 KENNEBUNK ROAD

PROPERTY

RECORD

ALFRED, MAINE

NVC ALREADY PRICED AS R.N.

2-56-C

11264 317

Shea, Ryan T

487 Kennebunk Road


OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
Shea, Ryan and Jill	10-29-04	14279	762	

LAND VALUE COMPUTATIONS AND SUMMARY

BUILDING PERMIT RECORD

PROPERTY FACTORS

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL	
TILLABLE				
PASTURE				
WOODLAND	9.0		30000	
WASTE LAND	1.5	300	450	
BASE	1.0		60000	
TOTAL ACREAGE	11.5			
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE
3/3				
TOTAL VALUE LAND			90400	
TOTAL VALUE BUILDINGS			101600	
TOTAL VALUE LAND & BUILDINGS			192000	

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				
				
			STREET	TREND OF DISTRICT
			PAVED	IMPROVING ✓
			SEMI-IMPROVED	STATIC
			DIRT	DECLINING
			SIDEWALK	BLIGHTED

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL	
SOFTWOOD				
MIXED WOOD				
HARDWOOD			1,420	
WASTE LAND				
BASE			60,000	
TOTAL ACREAGE			4,000	
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE
TOTAL VALUE LAND			65,420	
TOTAL VALUE BUILDINGS			101,600	
TOTAL VALUE LAND & BUILDINGS			167,020	

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

Yellow/white

BUILDING RECORD

EST 9/12/03 2:00

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.	
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			EXTERIOR WALLS			
P	B & S	CB	CONC					PERIMETER	L/F	L/F	
HEATING					NO PLUMBING			PERIM. AREA RATIO			
	M	O	OTHER FEATURES		PART MASONRY WALLS			NO. OF UNITS			
NO HEAT					FIREPLACE (INGRADE)			AVG. UNIT SIZE			
NO HEAT 2ND ONLY					BSMT. RR/APT.			BASEMENT SIZE			
WARM AIR F G					BSMT. GAR 1 2			SCHEDULE			
HW/STEAM/BB RAD					BUILT-IN RANGE/DW/DISP			HT.			
FLOOR/WALL FURNACE					MODERN KITCHEN			BASEMENT			
AIR CON./ELEC.					EXTERIOR BETTER			FIRST			
ATTIC					INTERIOR BETTER			SECOND			
	2	3	4	5				THIRD			
NONE	UNFIN.	1/4	1/2	FULL				BASE PRICE			
ROOF					LIVING ACCOMMODATIONS			B P A			
SHINGLES ASP/ASB/WOOD					NO. OF UNITS/BED ROOMS 3			SUB TOTAL			
SLATE/TILE/METAL					TOTAL ROOMS 6 FAMILY ROOMS			LIGHTING			
ROLL/T & G					DWELLING COMPUTATIONS			HTG/AIR CON.			
EXTERIOR WALLS					1.5 STORY F M			SPRINKLER			
BEVEL/DROP/ALUM/VTD					952 S.F. 95200			PARTITIONS			
SHINGLE ASPH/ASB/WOOD					BASEMENT			INTERIOR FINISH			
CB/STUCCO/BRICK VENEER/STONE					HEATING			SF/CF PRICE			
MASONITE/TI-II					PLUMBING + 2640			AREA CUBED			
PLATE GLASS - AL/WD					ATTIC			SUB TOTAL			
FLOORS					INTERIOR FINISH			M & O.F.			
	B	1	2	3	A	ADD. & PORCHES + 14700			ADDITIONS		
CONC/DIRT	/								TOTAL BASE		
HARD WOOD									GRADE FACTOR		
SOFT WOOD/SUB									REPLACEMENT COST		
TILE	/								FUNCTIONAL DEPRECIATION FACTORS		
W - W	/	/							SURPLUS CAP		
JOISTS 2x10 16' on									ENCROACHMENTS		
									ECONOMIC		
									BLIGHTED AREA		
									COMM. LOCATION		
									OBsolescence		
									OVERBUILT		
									STRUCTURAL		

SKETCH									
<p style="text-align: center;">O W T E</p>									
<p style="text-align: center;">MEMORANDA</p>									

CONTEMPORARY	SPLIT LEVEL	RANCH (R)	CAPE	COLONIAL	CONVENTIONAL
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SUMMARY OF BUILDINGS											
TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING			1 1/2 SFR	952A		C-5	2000±	VG	106910	5	101570
GARAGE											
BARN											
SHED											
TOTAL CARDS THRU											
TOTAL VALUE ALL BUILDINGS 101570											

CONDITION: 1-EXCELLENT; 2-GOOD; 3-AVERAGE; 4-FAIR; 5-POOR

DO NOT CONFUSE THE

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.