

44 RIVERSIDE DR

ALFRED, MAINE



11842 224

Po Box 247

Thiffault, Henry and Judith Trustee	10-24-02	12103	287	52,000
Redding, Julie & Jeffrey (Trustees)	8/16/19	18027	116	

PROPERTY FACTORS

CLASSIFICATION		NO. OF ACRES		RATE	TOTAL
TILLABLE				450	
PASTURE					
WOODLAND		.03		4000	120
WASTE LAND					
BASE		1.0			75000
TOTAL ACREAGE		1.03			
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	
TOTAL VALUE LAND					75100
TOTAL VALUE BUILDINGS					239400
TOTAL VALUE LAND & BUILDINGS					314500

PERMIT NO.	EST. COST	DATE	TOPOGRAPHY	IMPROVEMENTS
			LEVEL	WATER
			HIGH	SEWER
			LOW	GAS
			ROLLING	ELECTRICITY
			SWAMPY	ALL UTILITIES
			STREET	TREND OF DISTRICT
			PAVED	IMPROVING
			SEMI-IMPROVED	STATIC
			DIRT	DECLINING
			SIDEWALK	BLIGHTED

PROPERTY INFORMATION

LAND COST	51700	8/02
BLDG. COST		
SALE PRICE	300000	5/03
RENT		
EXPENSE		
NET RENT		
LAND	@	% equals
BLDG.	@	% equals
TOTAL		

INSPECTION WITNESSED BY:

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					

ASSESSMENT RECORD

20	LAND	20	LAND	20	LAND	20	LAND
20	BLDGs.	20	BLDGs.	20	BLDGs.	20	BLDGs.
20	TOTAL	20	TOTAL	20	TOTAL	20	TOTAL
20	LAND	20	LAND	20	LAND	20	LAND
20	BLDGs.	20	BLDGs.	20	BLDGs.	20	BLDGs.
20	TOTAL	20	TOTAL	20	TOTAL	20	TOTAL
20	LAND	20	LAND	20	LAND	20	LAND
20	BLDGs.	20	BLDGs.	20	BLDGs.	20	BLDGs.
20	TOTAL	20	TOTAL	20	TOTAL	20	TOTAL

COLOR BUILDING

yellow

BUILDING RECORD

OCCUPANCY					PLUMBING			COMMERCIAL COMPUTATIONS			SKETCH	
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 8 METAL				
NONE CRAWL 1/4 1/2 FULL					SINK/LAVATORY/SS			A B				
FOUNDATION					WATER CLOSET/URINAL			EXTERIOR WALLS				
P B & S CB CONC					NO PLUMBING			PERIMETER			L/F L/F	
HEATING								PERIM. AREA RATIO				
M O					OTHER FEATURES			NO. OF UNITS				
NO HEAT					PART MASONRY WALLS			AVG. UNIT SIZE				
NO HEAT 2ND ONLY					FIREPLACE (INGRADE)			BASEMENT SIZE				
WARM AIR F G					BSMT. RR/APT. 1000 @ 850			SCHEDULE				
HW/STEAM BR RAD/ANT					BSMT. GAR 1 2 85			HT.				
FLOOR/WALL FURNACE					BUILT-IN RANGE/DW/DISP			BASEMENT				
AIR CON/ELBC.					MODERN KITCHEN			FIRST				
ATTIC					EXTERIOR BETTER			SECOND				
1 2 3 4 5					INTERIOR BETTER			THIRD				
NONE UNFIN. 1/4 1/2 FULL								BASE PRICE				
ROOF					LIVING ACCOMMODATIONS			B P A				
SHINGLES ASP/ASB/WOOD					NO. OF UNITS 1 BED ROOMS 3			SUB TOTAL				
SLATE/TILE/METAL					TOTAL ROOMS 7 FAMILY ROOMS			LIGHTING				
ROLL/T & G					DWELLING COMPUTATIONS			HTG/AIR CON.				
EXTERIOR WALLS								SPRINKLER				
BEVEL/DROP/ALUM/VIN					1 2 STORY F M			PARTITIONS				
SHINGLE ASPH/ASB/WOOD					2206 S.F. 134860			INTERIOR FINISH				
CB/STUCCO/BRICK VENEER/STONE					BASEMENT			SF/CF PRICE				
MASONITE/TI-II					HEATING + 5400			AREA CUBED				
PLATE GLASS - AL/WD					PLUMBING + 5280			SUB TOTAL				
FLOORS					ATTIC			M & O.F.				
B 1 2 3 A					INTERIOR FINISH			ADDITIONS				
CONC/DIRT					ADD. & PORCHES + 24800			TOTAL BASE				
HARD WOOD								GRADE FACTOR				
SOFT WOOD/SUB								REPLACEMENT COST				
TILE cement								FUNCTIONAL DEPRECIATION FACTORS				
W - W								SURPLUS CAP				
JOISTS								ENCROACHMENTS				
								BLIGHTED AREA				
								OVERBUILT				
								STRUCTURAL				
INTERIOR FINISH					TOTAL 170280			SUMMARY OF BUILDINGS				
B 1 2 3 A					GRADE 143			TYPE				
DRYWALL/PLASTER					TOTAL 243500			LOC.				
PANELING					O. F. + 8500			NO.				
FIBERBOARD					TOTAL 252000			CONSTRUCTION				
UNFINISHED					C & D FACTOR			SIZE				
REMODELING DATA								RATE				
KITCHEN								GRADE				
PLUMBING								ERECTED				
HEAT								CONDITION				
BASEMENT								REPLACEMENT COST				
OTHER					REPL. COST 252000			DEPR.				
					LISTED TV			TRUE VALUE				
					DATE 10-20-03			TOTAL CARDS THRU				
								TOTAL VALUE ALL BUILDINGS 239400				

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.