

MAP AND LOT: 4-13-B-1

1092

397 JORDAN SPRINGS ROAD

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE



4-13-B-1

11312 97

Mckinney, Larry R, Sr And Kathleen B

880 Chadbourne Road

Poirier, Raymond

5-22-03

12917

269

205,000

LAND VALUE COMPUTATIONS AND SUMMARY

BUILDING PERMIT RECORD

PROPERTY FACTORS

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL	
TILLABLE				
PASTURE				
WOODLAND	7.38		25140	
WASTE LAND				
BASE	1.0		60000	
6 Campsites		5000	30000	
TOTAL ACREAGE	8.38			
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE
610				

PERMIT NO.	EST. COST	DATE

MEMORANDA

05 ADD FR DR & NEW MTL GAR.

06-FFPTD PFR

09 PU GARPT M

20-PU OCUMH

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

TOTAL VALUE LAND	85100	85100	85100	85100	115100
TOTAL VALUE BUILDINGS	117000	261100	272000	275300	275300
TOTAL VALUE LAND & BUILDINGS	202100	343200	357100	360400	390400

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

15 6 Campsites w/ Water, Sewer, Electric.

INSPECTION WITNESSED BY:

X John E. [Signature]

PROPERTY INFORMATION		
LAND COST		
BLDG. COST		
SALE PRICE	205000	5/03 + Snd & Porch
RENT		
EXPENSE		
NET RENT		
LAND	@	% equals
BLDG.	@	% equals
TOTAL		

ASSESSMENT RECORD

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL
LAND			85100
BLDG.			355900
TOTAL			441000
LAND			
BLDG.			
TOTAL			
LAND			
BLDG.			
TOTAL			
LAND			
BLDG.			
TOTAL			
LAND			
BLDG.			
TOTAL			
LAND			
BLDG.			
TOTAL			
LAND			
BLDG.			
TOTAL			
LAND			
BLDG.			
TOTAL			

SKETCH

OCCUPANCY				PLUMBING			COMMERCIAL COMPUTATIONS		
1	2	3	4	NO.	M	O	EXTERIOR WALL CODES		
VAC. LOT DWELLING COMM. OTHER				STANDARD	45	V	1 FRAME	5 STUCCO	9 CONCRETE
BASEMENT				BATHROOM			2 BRICK	6 TILE	10 ENAM. STL.
1	2	3	4	TOILET ROOM			3 GLASS	7 STONE	
NONE	CRAWL	1/4	1/2	SINK/LAVATORY/SS			4 C B	8 METAL	
FOUNDATION				WATER CLOSET/URINAL			A B		
P	B & S	CB	CONC	NO PLUMBING			EXTERIOR WALLS		
HEATING				OTHER FEATURES			PERIMETER	L/F	L/F
NO HEAT				PART MASONRY WALLS			PERIM. AREA RATIO		
NO HEAT 2ND ONLY				FIREPLACE (INGRADE)	NO		NO. OF UNITS		
WARM AIR F G				BSMT. RR/APT.			AVG. UNIT SIZE		
HW/STEAM RAD				BSMT. GAR 1 2			BASEMENT SIZE		
FLOOR/WALL FURNACE				BUILT-IN RANGE/DW/DISP			SCHEDULE		
AIR CON./ELEC.				MODERN KITCHEN			HT.		
ATTIC				EXTERIOR BETTER			BASEMENT		
1	2	3	4	INTERIOR BETTER			FIRST		
NONE	UNFIN.	1/4	1/2				SECOND		
ROOF				LIVING ACCOMMODATIONS			THIRD		
SHINGLES ASP/ASB/WOOD				NO. OF UNITS	BED ROOMS		BASE PRICE		
SLATE/TILE/METAL				TOTAL ROOMS	FAMILY ROOMS		B P A		
ROLL/T & G				DWELLING COMPUTATIONS			SUB TOTAL		
EXTERIOR WALLS				12 STORY (F) M			LIGHTING		
BEVEL/DROP/ALUM				1040 S.F.	79460		HTG/AIR CON.		
SHINGLE ASPH/ASB/WOOD				BASEMENT			SPRINKLER		
CB/STUCCO/BRICK VENEER/STONE				HEATING			PARTITIONS		
MASONITE/TI-II				PLUMBING			INTERIOR FINISH		
PLATE GLASS - AL/WD				ATTIC			SF/CF PRICE		
FLOORS				INTERIOR FINISH			AREA CUBED		
8	1	2	3	ADD. & PORCHES	+28800		SUB TOTAL		
CONC/DIRT	V						M & O.F.		
HARD WOOD							ADDITIONS		
SOFT WOOD/SUB							TOTAL BASE		
TILE	V						GRADE FACTOR		
W - W							REPLACEMENT COST		
JOISTS	2x10						FUNCTIONAL DEPRECIATION FACTORS		
	2x16 walls						SURPLUS CAP	ENCROACHMENTS	ECONOMIC
INTERIOR FINISH				TOTAL	108200		BLIGHTED AREA	COMM. LOCATION	OBSOLESCENCE
8	1	2	3	GRADE	116		OVERBUILT	STRUCTURAL	
DRYWALL/PLASTER	V			TOTAL	125510				
PANELING				O. F.					
FIBERBOARD				TOTAL					
JNFISHED				C & D FACTOR					
REMODELING DATA									
KITCHEN									
PLUMBING									
HEAT									
BASEMENT									
OTHER S/D, N.Y. 2003				REPL. COST	125510				

FR 216 12 96 8		FR 216 16 384 24		FR 216 26 1040 26		FR 216 24 624 24		139			
OWTE		MEMORANDA		MEMORANDA		MEMORANDA		MEMORANDA			
CONTEMPORARY		SPLIT LEVEL		RANCH (R)		CAPE		COLONIAL			
CONVENTIONAL		CONVENTIONAL		CONVENTIONAL		CONVENTIONAL		CONVENTIONAL			
SUMMARY OF BUILDINGS											
TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING			FR	1040		B-5	1996	V6	125510	5	119290
GARAGE											
BARN											
SHED			FR 8x16	128	1750	C	2003	V6	2240	10/20	1610
			5K	96			2004	V6	1120	-	1120
			15K 14x24	336			2008		3320	-	3320
			ATT FR DK								
			CHP PORT 14x24								
COMMERCIAL BUILDING			FR 1-R-18'	17MxL 50x100	5000	30-	2001	V6	150000	-	150000
			25x50 MEZZANINE								
LISTED	DATE										
	10-8-03										
TOTAL CARDS THRU										275290	
TOTAL VALUE ALL BUILDINGS										271970	



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		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			A			B								
P	B & S	CB	CONC		HEATING	NO PLUMBING		EXTERIOR WALLS											
Heat Pump					OTHER FEATURES			PERIMETER	L/F	L/F									
NO HEAT					PART MASONRY WALLS			PERIM. AREA RATIO											
NO HEAT 2ND ONLY					FIREPLACE (INGRADE)			NO. OF UNITS											
WARM AIR F G					BSMT. RR/APT.			AVG. UNIT SIZE											
HW/STEAM BB RAD					BSMT. GAR 1 2			BASEMENT SIZE											
FLOOR/WALL FURNACE					BUILT-IN RANGE/DW/DISP			SCHEDULE											
AIR CON./ELEC.					MODERN KITCHEN			HT.											
ATTIC					EXTERIOR BETTER			BASEMENT											
1	2	3	4	5	INTERIOR BETTER			FIRST											
NONE	UNFIN.	1/4	1/2	FULL				SECOND											
ROOF					LIVING ACCOMMODATIONS			THIRD											
SHINGLES ASP/ASB/WOOD					NO. OF UNITS	BED ROOMS		BASE PRICE											
SLATE/TILE/METAL					TOTAL ROOMS	FAMILY ROOMS		B P A											
ROLL/T & G					DWELLING COMPUTATIONS			SUB TOTAL											
EXTERIOR WALLS								LIGHTING											
BEVEL/DROP/ALUM/VIN					1.5 STORY F 1296 M			HTG/AIR CON.											
SHINGLE ASPH/ASB/WOOD					S.F.	9230		SPRINKLER											
CB/STUCCO/BRICK VENEER/STONE					BASEMENT	-13600		PARTITIONS											
MASONITE/TI-II					HEATING	+3600		INTERIOR FINISH											
PLATE GLASS - AL/WD					PLUMBING	+2550		SF/CF PRICE											
FLOORS					ATTIC			AREA CUBED											
	8	1	2	3	INTERIOR FINISH			SUB TOTAL											
CONC/DIRT					ADD. & PORCHES			M & O.F.											
HARD WOOD								ADDITIONS											
SOFT WOOD/SUB								TOTAL BASE											
TILE								GRADE FACTOR											
W - W								REPLACEMENT COST											
JOISTS								FUNCTIONAL DEPRECIATION FACTORS											
INTERIOR FINISH					TOTAL	24880		SURPLUS CAP	ENCROACHMENTS	ECONOMIC									
	B	1	2	3	GRADE	95		BLIGHTED AREA	COMM. LOCATION	OBSOLESCENCE									
DRY WALL/PLASTER					TOTAL			OVERBUILT	STRUCTURAL										
PANELING					O. F.			SUMMARY OF BUILDINGS											
FIBERBOARD					TOTAL			TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
JNFINISHED					C & D FACTOR			DWELLING			Resmtl	1296		C-5	2002	A	80600	-	80600
REMODELING DATA								GARAGE											
KITCHEN								BARN											
PLUMBING								SHED											
HEAT								COMMERCIAL BUILDING											
BASEMENT																			
OTHER																			
REPL. COST								LISTED											
								DATE											

SKETCH									
F & F M & I I & E									
O W T E									
CONTEMPORARY	SPLIT LEVEL	RANCH (R)	CAPE	COLONIAL	CONVENTIONAL				
MEMORANDA									
TOTAL CARDS THRU									
TOTAL VALUE ALL BUILDINGS 80600									