

MAP AND LOT: 4-3-C-1

276 JORDAN SPRINGS ROAD

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE



RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
4-3-C-1 Manning, James R 276 Jordan Springs Rd	5/3/21	18650	295	

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL
TILLABLE		860	
PASTURE			
WOODLAND	2.6	4000	10400
WASTE LAND			
BASE <i>Cum</i>	1.0	x 2	12000
TOTAL ACREAGE	3.6		
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR
270			
TOTAL VALUE LAND			120000 130400
TOTAL VALUE BUILDINGS			108300 108300
TOTAL VALUE LAND & BUILDINGS			228300 238700

BUILDING PERMIT RECORD

PERMIT NO.	EST. COST	DATE
MEMORANDA		
(17) Adjusted Land units preceded 444611.		

PROPERTY FACTORS

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

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
TOTAL VALUE LAND			
TOTAL VALUE BUILDINGS			
TOTAL VALUE LAND & BUILDINGS			

INSPECTION WITNESSED BY:

PROPERTY INFORMATION

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

ASSESSMENT RECORD

20	20	20	20
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

COLOR BUILDING TAN/BROWN

# BUILDING RECORD

OCCUPANCY					PLUMBING			COMMERCIAL COMPUTATIONS		
1	2	3	4		NO.	M	O	EXTERIOR WALL CODES		
VAC.	LOT DWELLING	COMM.	OTHER					1 FRAME	5 STUCCO	9 CONCRETE
	BASEMENT							2 BRICK	6 TILE	10 ENAM. STL.
								3 GLASS	7 STONE	
								4 C B	8 METAL	
2	3	4	5					A B		
NONE	CRAWL	1/4	1/2	FULL				EXTERIOR WALLS		
	FOUNDATION							PERIMETER		
P	B & S	CB	CONC					L/F L/F		
	HEATING							NO PLUMBING		
		M	O		OTHER FEATURES			PERIM. AREA RATIO		
	NO HEAT				PART MASONRY WALLS			NO. OF UNITS		
	NO HEAT 2ND ONLY				FIREPLACE (INGRADE)			AVG. UNIT SIZE		
	WARM AIR/EG				BSMT. RR/APT.			BASEMENT SIZE		
	HW/STEAM BB RAD				BSMT. GAR 1 ?			SCHEDULE		
	FLOOR/WALL FURNACE				BUILT-IN RANGE/DW/DISP			HT.		
	AIR CON./ELEC.				MODERN KITCHEN			BASEMENT		
	ATTIC				EXTERIOR BETTER			FIRST		
					INTERIOR BETTER			SECOND		
								THIRD		
								BASE PRICE		
								B P A		
	ROOF				LIVING ACCOMMODATIONS			SUB TOTAL		
	SHINGLES ASP/ASB/WOOD				NO. OF UNITS	BED ROOMS		LIGHTING		
	SLATE/TILE/METAL				TOTAL ROOMS	FAMILY ROOMS		HTG/AIR CON.		
	ROLL/T & G				DWELLING COMPUTATIONS			SPRINKLER		
								PARTITIONS		
	EXTERIOR WALLS				— STORY F M			INTERIOR FINISH		
	BEVEL/DROP/ALUM/VIN				S.F.			SF/CF PRICE		
	SHINGLE ASPH/ASB/WOOD				BASEMENT			AREA CUBED		
	CB/STUCCO/BRICK VENEER/STONE				HEATING			SUB TOTAL		
	MASONITE/TI-II				PLUMBING			M & O.F.		
	PLATE GLASS - AL/WD				ATTIC			ADDITIONS		
	FLOORS				INTERIOR FINISH			TOTAL BASE		
		B	1	2	3	A	GRADE FACTOR			
	CONC/DIRT						REPLACEMENT COST			
	HARD WOOD				ADD. & PORCHES			FUNCTIONAL DEPRECIATION FACTORS		
	SOFT WOOD/SUB							SURPLUS CAP		
	TILE							ENCROACHMENTS		
	W - W							ECONOMIC		
	JOISTS							BLIGHTED AREA		
								COMM. LOCATION		
								OBsolescence		
								OVERBUILT		
								STRUCTURAL		

SKETCH									
<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: auto;"> <p>1440 SFR STAB 30 W 40 SFR STAB 30 W</p> <p>48 1-R-12A 10 1-R-10 28</p> <p>2700 30</p> </div>									
O W T E									

CONTEMPORARY	SPLIT LEVEL	RANCH (R)	CAPE	COLONIAL	CONVENTIONAL
MEMORANDA					

SUMMARY OF BUILDINGS												
	TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
	DWELLING											
	GARAGE	2 VONSOCA	1-R-11a	Intl 41476	3116		C	1993	AVV	63130	10	56820
	BARN											
	SHED											
	COMMERCIAL BUILDING											
			1-R-10	PPFERCB	2760		C+10	1960	AVV	55170	40	33100
			1-R-10	PPFER	1440		C	1980	AVV	23010	80	18410
										TOTAL CARDS	THRU	
	LISTED		DATE									
	REPL. COST											
TOTAL VALUE ALL BUILDINGS											108330	

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.