

41 SEVIGNY DRIVE

## ALFRED, MAINE



198

Po Box 12

Lord, Carroll S. Jr. & Nancy A

3-17-20

18196

570

## LAND VALUE COMPUTATIONS AND SUMMARY

| CLASSIFICATION               |       | NO. OF ACRES | RATE         | TOTAL           |
|------------------------------|-------|--------------|--------------|-----------------|
| TILLABLE                     |       |              | 300          |                 |
| PASTURE                      |       |              |              |                 |
| WOODLAND                     |       | 22.0         |              | 55000           |
| WASTE LAND                   |       | 10.0         | 300          | 3000            |
| BASE                         |       | 1.0          |              | 50000           |
| TOTAL ACREAGE                |       | 33.0         |              |                 |
| FRONTAGE                     | DEPTH | UNIT PRICE   | DEPTH FACTOR | FRONT FT. PRICE |
|                              |       |              |              |                 |
|                              |       |              |              |                 |
| TOTAL VALUE LAND             |       |              |              | 108000          |
| TOTAL VALUE BUILDINGS        |       |              |              | 23800           |
| TOTAL VALUE LAND & BUILDINGS |       |              |              | 131800          |

### 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 |       |
|                              |       |              |              |                 |       |
|                              |       |              |              |                 |       |
|                              |       |              |              |                 |       |
|                              |       |              |              |                 |       |
|                              |       |              |              |                 |       |
|                              |       |              |              |                 |       |
| TOTAL VALUE LAND             |       |              |              |                 |       |
| TOTAL VALUE BUILDINGS        |       |              |              |                 |       |
| TOTAL VALUE LAND & BUILDINGS |       |              |              |                 |       |

## BUILDING PERMIT RECORD

| PERMIT NO. | EST. COST | DATE |
|------------|-----------|------|
| 05 - NO PK |           |      |
| 06 - NC    |           |      |
| 07 - NC    |           |      |
| 17 - Done  |           |      |

**MEMORANDA**

## MEMORANDA

(Sevigny Drive,

## PROPERTY FACTORS

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

### 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  |



## BUILDING RECORD

| OCCUPANCY                     |   |   |   |   | PLUMBING                 |   |   | COMMERCIAL COMPUTATIONS         |  |  |  |  | SKETCH  |  |  |  |  |  |  |  |  |  |
|-------------------------------|---|---|---|---|--------------------------|---|---|---------------------------------|--|--|--|--|---------|--|--|--|--|--|--|--|--|--|
| 1                             | 2 | 3 | 4 | 5 | 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.    |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| TOILET ROOM                   |   |   |   |   |                          |   |   | 3 GLASS 7 STONE                 |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| 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              |   |   |                                 |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| OTHER FEATURES                |   |   |   |   |                          |   |   | PERIM. AREA RATIO               |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| NO HEAT                       |   |   |   |   | PART MASONRY WALLS       |   |   | NO. OF UNITS                    |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| NO HEAT 2ND ONLY              |   |   |   |   | FIREPLACE (INGRADE)      |   |   | AVG. UNIT SIZE                  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| WARM AIR F G                  |   |   |   |   | BSMT. RR/APT.            |   |   | BASEMENT SIZE                   |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| HW/STEAM BB RAD               |   |   |   |   | BSMT. GAR 1 2            |   |   | SCHEDULE                        |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| FLOOR/WALL FURNACE            |   |   |   |   | BUILT-IN RANGE/DW/DISP   |   |   | HT.                             |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| AIR CON./ELEC.                |   |   |   |   | MODERN KITCHEN           |   |   | BASEMENT                        |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| ATTIC                         |   |   |   |   | EXTERIOR BETTER          |   |   | FIRST                           |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| 1 2 3 4 5                     |   |   |   |   | INTERIOR BETTER          |   |   | SECOND                          |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| NONE UNFIN. 1/4 1/2 FULL      |   |   |   |   |                          |   |   | THIRD                           |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| ROOF                          |   |   |   |   | LIVING ACCOMMODATIONS    |   |   | BASE PRICE                      |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| SHINGLES ASP/ASB/WOOD         |   |   |   |   | NO. OF UNITS BED ROOMS   |   |   | B P A                           |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| SLATE/TILE/METAL              |   |   |   |   | TOTAL ROOMS FAMILY ROOMS |   |   | SUB TOTAL                       |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| ROLL/T & G                    |   |   |   |   | DWELLING COMPUTATIONS    |   |   | LIGHTING                        |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| EXTERIOR WALLS                |   |   |   |   |                          |   |   | HTG/AIR CON.                    |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| REVEL/DROP/ALUM/VIN           |   |   |   |   | — — STORY F M            |   |   | SPRINKLER                       |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| SHINGLE ASPH/ASB/WOOD         |   |   |   |   | S.F.                     |   |   | PARTITIONS                      |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| CB/STUCCO/BRICK VENEER/STONE  |   |   |   |   | BASEMENT                 |   |   | INTERIOR FINISH                 |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| MASONITE/TI-II                |   |   |   |   | HEATING                  |   |   | SF/CF PRICE                     |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| PLATE GLASS - AL/WD           |   |   |   |   | PLUMBING                 |   |   | AREA CUBED                      |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| FLOORS                        |   |   |   |   | ATTIC                    |   |   | SUB TOTAL                       |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| 8 1 2 3 A                     |   |   |   |   | INTERIOR FINISH          |   |   | M & O.F.                        |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| CONC/DIRT                     |   |   |   |   | ADD. & PORCHES           |   |   | ADDITIONS                       |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| HARD WOOD                     |   |   |   |   |                          |   |   | TOTAL BASE                      |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| SOFT WOOD/SUB                 |   |   |   |   |                          |   |   | GRADE FACTOR                    |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| TILE                          |   |   |   |   |                          |   |   | REPLACEMENT COST                |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| W - W                         |   |   |   |   |                          |   |   | FUNCTIONAL DEPRECIATION FACTORS |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| JOISTS                        |   |   |   |   |                          |   |   | SURPLUS CAP                     |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| INTERIOR FINISH               |   |   |   |   | TOTAL                    |   |   | ENCROACHMENTS                   |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| B 1 2 3 A                     |   |   |   |   | GRADE                    |   |   | ECONOMIC                        |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| DRYWALL/PLASTER               |   |   |   |   | TOTAL                    |   |   | BLIGHTED AREA                   |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| PANELING                      |   |   |   |   | O. F.                    |   |   | COMM. LOCATION                  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| FIBERBOARD                    |   |   |   |   | TOTAL                    |   |   | OBsolescence                    |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| UNFINISHED                    |   |   |   |   | C & D FACTOR             |   |   | OVERBUILT                       |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| REMODELING DATA               |   |   |   |   |                          |   |   | STRUCTURAL                      |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| KITCHEN                       |   |   |   |   |                          |   |   | SUMMARY OF BUILDINGS            |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| PLUMBING                      |   |   |   |   |                          |   |   | TYPE                            |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| HEAT                          |   |   |   |   |                          |   |   | LOC.                            |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| BASEMENT                      |   |   |   |   |                          |   |   | NO.                             |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| OTHER                         |   |   |   |   |                          |   |   | CONSTRUCTION                    |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                               |   |   |   |   |                          |   |   | SIZE                            |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                               |   |   |   |   |                          |   |   | RATE                            |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                               |   |   |   |   |                          |   |   | GRADE                           |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                               |   |   |   |   |                          |   |   | ERECTED                         |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                               |   |   |   |   |                          |   |   | CONDITION                       |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                               |   |   |   |   |                          |   |   | REPLACEMENT COST                |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                               |   |   |   |   |                          |   |   | DEPR.                           |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                               |   |   |   |   |                          |   |   | TRUE VALUE                      |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                               |   |   |   |   |                          |   |   | DWELLING                        |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                               |   |   |   |   |                          |   |   | GARAGE                          |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                               |   |   |   |   |                          |   |   | BARN                            |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                               |   |   |   |   |                          |   |   | SHED                            |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                               |   |   |   |   |                          |   |   | COMMERCIAL BUILDING             |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                               |   |   |   |   |                          |   |   | LISTED                          |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                               |   |   |   |   |                          |   |   | DATE                            |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                               |   |   |   |   |                          |   |   | TOTAL CARDS THRU                |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                               |   |   |   |   |                          |   |   | TOTAL VALUE ALL BUILDINGS       |  |  |  |  |         |  |  |  |  |  |  |  |  |  |

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.