

112 WATERBORO ROAD

ALFRED, MAINE



Smart, Russell And Margaret

112 Waterboro Rd

Garnett, Roycean
Weyand, Roycean L (name change)

09-03-09	15717	119	133,000
9-24-20			

PROPERTY FACTORS

CLASSIFICATION		NO. OF ACRES	RATE	TOTAL
TILLABLE			750	
PASTURE				
WOODLAND		2.0		8000
WASTE LAND				
BASE		1.0		7500
TOTAL ACREAGE		3.0		
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE
TOTAL VALUE LAND				83000
TOTAL VALUE BUILDINGS				74900
TOTAL VALUE LAND & BUILDINGS				157900

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					

PERMIT NO.	EST. COST	DATE	TOPOGRAPHY		IMPROVEMENTS	
MEMORANDA			LEVEL		WATER	<i>Drill hole</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			
INSPECTION WITNESSED BY:						

X ForGot

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		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			A					B									
P	B & S	CB	CONC					EXTERIOR WALLS														
HEATING					NO PLUMBING			PERIMETER					L/F									
					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 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														
					BASE PRICE																	
ROOF					LIVING ACCOMMODATIONS			B P A														
SHINGLES ASP/ASB/WOOD					NO. OF UNITS			SUB TOTAL														
GLATE/TILE/METAL					TOTAL 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					1272 S.F.			INTERIOR FINISH														
CB/STUCCO/BRICK VENEER/STONE					BASEMENT			SF/CF PRICE														
MASONITE/TI-II					HEATING			AREA CUBED														
PLATE GLASS - AL/WD					PLUMBING			SUB TOTAL														
FLOORS					ATTIC			M & O.F.														
	B	1	2	3	A	INTERIOR FINISH		ADDITIONS														
CONC/DIRT						ADD. & PORCHES		TOTAL BASE														
HARD WOOD								GRADE FACTOR														
SOFT WOOD/SUB								REPLACEMENT COST														
TILE								FUNCTIONAL DEPRECIATION FACTORS														
W - W								SURPLUS CAP														
JOISTS								ENCROACHMENTS														
					TOTAL			BLIGHTED AREA														
					GRADE			COMM. LOCATION														
					TOTAL			OVERBUILT														
					O. F.			STRUCTURAL														
					TOTAL																	
					C & D FACTOR																	
REMODELING DATA																						
KITCHEN																						
PLUMBING																						
HEAT																						
BASEMENT																						
OTHER																						
					REPL. COST																	
								SUMMARY OF BUILDINGS														
								TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE			
								DWELLING			1 st FR	1272 ⁰		4.5	1955	RAV	111820	40	67090			
								GARAGE														
								BARN			1 st FR 26x76	6076 ⁰	24	P	1900	RAV	16220	40/20	7790			
								SHED														
								COMMERCIAL BUILDING														
								LISTED														
								DATE			9-27-03											
								TOTAL CARDS THRU														
								TOTAL VALUE ALL BUILDINGS										74880				