

99 WATERBORO ROAD



ALFRED, MAINE

7055 294

Waters, James F

99 Waterboro Rd

Parker, Charles C.

Parker, Charles C & Victoria B

8-15-05

14567

468

465,000

	9	19	09
	1-22-21		

18534

517

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION		NO. OF ACRES		RATE ⁴⁵⁰		TOTAL	
TILLABLE						19	
PASTURE							
WOODLAND		19.0				51000	
WASTE LAND		2.5		300		750	
BASE		1.0				75000	
TOTAL ACREAGE		22.5					
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE			
TOTAL VALUE LAND						126700	
TOTAL VALUE BUILDINGS						151300	
TOTAL VALUE LAND & BUILDINGS						278000	

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION		NO. OF ACRES	RATE	TOTAL	(19) Other	(19)
SOFTWOOD		2.0	475	830	862	
MIXED WOOD <i>or char?</i>		.5	400	450	450	
HARDWOOD <i>FAST</i>		2.0 <i>40</i>	1000	8000	32.00	
WASTE LAND <i>port</i>		.5	1000	500	500	
BASE		2.4		79,000	79,000	
<i>water</i>		<i>3.50</i>	300	150	150	
TOTAL ACRES		8.5	300	2450	2450	
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE		
TOTAL VALUE LAND				91380	86,612	92,316
TOTAL VALUE BUILDINGS				151300	151,300	151,300
TOTAL VALUE LAND & BUILDINGS					237,912	243,616

BUILDING PERMIT RECORD

PERMIT NO.	EST. COST	DATE	TOPOGRAPHY	IMPROVEMENTS
			LEVEL	WATER <i>Town</i>
			HIGH	SEWER <i>Septic</i>
			LOW	GAS
			ROLLING	ELECTRICITY
			SWAMPY	ALL UTILITIES
MEMORANDA				
19 with drain from farmland No income report 19 withdrawn cancelled				
			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
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

BUILDING RECORD

BUILDING				COMMERCIAL COMPUTATIONS				SKETCH											
NO.	M	O		EXTERIOR WALL CODES				5 1st floor 1000 38 5 1st floor 1000 38 15 1st floor 1000 38											
				1 FRAME	5 STUCCO	9 CONCRETE													
				2 BRICK	6 TILE	10 ENAM. STL.													
				3 GLASS	7 STONE														
				4 CB	8 METAL														
				A		B													
EXTERIOR WALLS				PERIMETER		L/F													
FEATURES				PERIM. AREA RATIO															
ALLS				NO. OF UNITS															
DEJ 2/1				AVG. UNIT SIZE															
				BASEMENT SIZE															
				SCHEDULE															
W/DISP				HT.															
				BASEMENT															
				FIRST															
				SECOND															
				THIRD															
				BASE PRICE															
MODIFICATIONS				B P A															
BED ROOMS 3				SUB TOTAL															
FAMILY ROOMS				LIGHTING															
				HTG/AIR CON.															
				SPRINKLER															
				PARTITIONS															
				INTERIOR FINISH															
2 M				SF/CF PRICE															
113900				AREA CUBED															
				SUB TOTAL															
				M & O.F.															
				ADDITIONS															
				TOTAL BASE															
				GRADE FACTOR															
				REPLACEMENT COST															
				FUNCTIONAL DEPRECIATION FACTORS															
				SURPLUS CAP		ENCROACHMENTS		ECONOMIC											
				BLIGHTED AREA		COMM. LOCATION		OBsolescence											
				OVERBUILT		STRUCTURAL													
SUMMARY OF BUILDINGS																			
TYPE		LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE							
133660				2nd floor	1064		B+10	1795	1916	180440	40	108260							
135				1st floor 13x17	221		D	OK	F	5410	50	2700							
180440				BARN	1900	2650	C	old	1916	50350	40/20	24170							
				SHED	204		C	old	1916	4900	40/20	2350							
				Shed, 1st floor to 1st floor	1600		C	old	1916	15150	40/20	7270							
				pool	10x32		C	1984	1916	13200	50	6600							
COMMERCIAL BUILDING																			
LISTED		DATE																	
180440		10-3-03																	
TOTAL VALUE ALL BUILDINGS												151350							

AGE; 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.