

MAP AND LOT: 7-20-B

54 FORT RIDGE ROAD

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

7-20-B

7975 338

Coles, Ronald R And Maria P

54 Fort Ridge Rd

Coles, Ronald R.

2/14/07

15084

735

Vario, Jessica & Thomas S

9-22-20

18386

664

429,900

Comb w 8/136 A

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE $\frac{300}{100}$	TOTAL
TILLABLE			
PASTURE			
WOODLAND	22.0		55000
WASTE LAND	2.0	300	600
BASE	1.0		60000

TOTAL ACREAGE	25.0		
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR
360			FRONT FT. PRICE

TOTAL VALUE LAND	116200
TOTAL VALUE BUILDINGS	172500
TOTAL VALUE LAND & BUILDINGS	288700

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL
SOFTWOOD			3990
MIXED WOOD			3003
HARDWOOD			
WASTE LAND			60,000
BASE			4,000

TOTAL ACREAGE			
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR
			FRONT FT. PRICE

TOTAL VALUE LAND	70,993
TOTAL VALUE BUILDINGS	172,500
TOTAL VALUE LAND & BUILDINGS	243,493

BUILDING PERMIT RECORD

PERMIT NO.	EST. COST	DATE
60467 SP17		

MEMORANDA



INSPECTION WITNESSED BY:

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

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 <i>SS</i>			2 BRICK 6 TILE 10 ENAM. STL.						
TOILET ROOM								3 GLASS 7 STONE						
NONE CRAWL 1/4 1/2 FULL					SINK/LAVATORY/SS			4 CB 8 METAL						
FOUNDATION					WATER CLOSET/URINAL			A B						
P B & S CB CONC								EXTERIOR WALLS						
HEATING					NO PLUMBING			PERIMETER					L/F L/F	
M O					OTHER FEATURES			PERIM. AREA RATIO						
NO HEAT					PART MASONRY WALLS			NO. OF UNITS						
NO HEAT 2ND ONLY					FIREPLACE (INGRADE) <i>NO</i>			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						
NONE UNFIN. 1/4 1/2 FULL					INTERIOR BETTER			SECOND						
								THIRD						
ROOF					LIVING ACCOMMODATIONS			BASE PRICE						
SHINGLES ASP/ASB/WOOD					NO. OF UNITS 1 BED ROOMS 3			B P A						
SLATE/TILE/METAL					TOTAL ROOMS 7 FAMILY ROOMS			SUB TOTAL						
ROLL/T & G					DWELLING COMPUTATIONS			LIGHTING						
EXTERIOR WALLS								HTG/AIR CON.						
BEVEL/DROP/ALUM/VIN					1 5 STORY F M			SPRINKLER						
SHINGLE ASPH/ASB/WOOD					1152 S.F. 108600			PARTITIONS						
CB/STUCCO/BRICK VENEER/STONE					BASEMENT			INTERIOR FINISH						
MASONITE/TI-II					HEATING			SF/CF PRICE						
PLATE GLASS - AL/WD					PLUMBING 74400			AREA CUBED						
FLOORS					ATTIC			SUB TOTAL						
CONC/DIRT					INTERIOR FINISH			M & O.F.						
HARD WOOD					ADD. & PORCHES + 2700			ADDITIONS						
SOFT WOOD/SUB					WH + 2670			TOTAL BASE						
FILE CERAMIC								GRADE FACTOR						
W - W								REPLACEMENT COST						
JOISTS								FUNCTIONAL DEPRECIATION FACTORS						
INTERIOR FINISH					TOTAL 118370			SURPLUS CAP						
B 1 2 3 A					GRADE 143			ENCROACHMENTS						
DRYWALL/PLASTER					TOTAL 169270			BLIGHTED AREA						
PANELING					O. F.			COMM. LOCATION						
FIBERBOARD					TOTAL			OVERBUILT						
UNFINISHED					C & D FACTOR			STRUCTURAL						
REMODELING DATA								SUMMARY OF BUILDINGS						
KITCHEN								TYPE LOC. NO. CONSTRUCTION SIZE RATE GRADE ERECTED CONDITION REPLACEMENT COST DEPR. TRUE VALUE						
PLUMBING								DWELLING 15FR 11520 A-5 1985 169270 15 143880						
HEAT								GARAGE 15FL 28x40 11200 B 1988 33630 15 28590						
BASEMENT								BARN						
OTHER								SHED						
REPL. COST 169270					TRC			COMMERCIAL BUILDING						
								LISTED DATE						
								TOTAL CARDS THRU						
								TOTAL VALUE ALL BUILDINGS 172470						

CONDITION: 1-EXCELLENT; 2-GOOD; 3-AVERAGE; 4-FAIR; 5-POOR

DO NOT CONFUSE THE T

NOTES QUALITY OF CONSTRUCTION: A-EXC.; B-GOOD; C-AVERAGE; D-CHEAP; E-VERY CHEAP
ON FACTOR REFERS TO THE CONDITION, DESIRABILITY, USEFULNESS OF THE BUILDING.