

MAP AND LOT: 8-36-1

28 PHEASANT RUN

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE



8-36-1 11659 265

Caron, Laurent And Tammy

Po Box 306

RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
Parks, Gary	3-1-05	14393	550	339,900
Angers, Danny R.	4-11-16	17212	857	295,000
Angers, Danny R. & Debra	5-21-19	17953	917	
Whitmore, Catherine & Alan	8-11-20	18337	73	398,000

LAND VALUE COMPUTATIONS AND SUMMARY

BUILDING PERMIT RECORD

PROPERTY FACTORS

CLASSIFICATION	NO. OF ACRES	RATE ³⁶⁰	TOTAL	
TILLABLE				
PASTURE				
WOODLAND	2.8	4000	11200	
WASTE LAND				
BASE	1.0		60000	
TOTAL ACREAGE 3.8				
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE
ROAD				
			(16)	(20)
TOTAL VALUE LAND		61200	71200	71200
TOTAL VALUE BUILDINGS		208700	208700	219,750
TOTAL VALUE LAND & BUILDINGS		269900	279900	290,950

PERMIT NO.	EST. COST	DATE	TOPOGRAPHY	IMPROVEMENTS
			LEVEL	WATER <i>Drilled</i> ✓
			HIGH	SEWER <i>Septic</i> ✓
			LOW	GAS
			ROLLING	ELECTRICITY ✓
			SWAMPY	ALL UTILITIES
MEMORANDA				
16) Changed Land valuation to match up with other "360" pricing in neighborhood.				
20) Finished OFF ATTIC - no leaf				
			STREET	TREND OF DISTRICT
			PAVED	IMPROVING
			SEMI-IMPROVED	STATIC ✓
			DIRT	DECLINING
			SIDEWALK	BLIGHTED

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				

PROPERTY INFORMATION			
LAND COST	5-28-02	30,000	
BLDG. COST	c/c		
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

COLOR BUILDING *Crene*

OCCUPANCY					PLUMBING			COMMERCIAL COMPUTATIONS			
1	2	3	4		STANDARD	NO.	M	O	EXTERIOR WALL CODES		
VAC.	LOT DWELLING	COMM.	OTHER		BATHROOM				1 FRAME	5 STUCCO	9 CONCRETE
BASEMENT					TOILET ROOM				2 BRICK	6 TILE	10 ENAM. STL.
1	2	3	4	5	SINK/LAVATORY/SS				3 GLASS	7 STONE	
NONE	CRAWL	1/4	1/2	FULL	WATER CLOSET/URINAL				4 C B	8 METAL	
FOUNDATION					NO PLUMBING				A B		
P	B & S	CB	CONC		OTHER FEATURES				EXTERIOR WALLS		
HEATING					PART MASONRY WALLS				PERIMETER		
NO HEAT					FIREPLACE (INGRADE)				L/F L/F		
NO HEAT 2ND ONLY					BSMT. RR/APT.				PERIM. AREA RATIO		
WARM AIR F G					BSMT. GAR 1 2				NO. OF UNITS		
HW/STEAM BB RAD					BUILT-IN RANGE/DW/DISP				AVG. UNIT SIZE		
FLOOR/WALL FURNACE					MODERN KITCHEN				BASEMENT SIZE		
AIR CON./ELEC.					EXTERIOR BETTER				SCHEDULE		
ATTIC					INTERIOR BETTER				HT.		
1	2	3	4	5	NO. OF UNITS				BASEMENT		
NONE	UNFIN.	1/4	1/2	FULL	TOTAL ROOMS				FIRST		
ROOF					LIVING ACCOMMODATIONS				SECOND		
SHINGLES ASP/ASB/WOOD					TOTAL ROOMS				THIRD		
SLATE/TILE/METAL					DWELLING COMPUTATIONS				BASE PRICE		
ROLL/T & G					NO. OF UNITS				B P A		
EXTERIOR WALLS					NO. OF UNITS				SUB TOTAL		
BEVEL/DROP/ALUM/VIN					TOTAL ROOMS				LIGHTING		
SHINGLE ASPH/ASB/WOOD					2 STORY				HTG/AIR CON.		
CB/STUCCO/BRICK VENEER/STONE					1020 S.F.				SPRINKLER		
MASONITE/TI-II					109700				PARTITIONS		
PLATE GLASS - AL/WD					BASEMENT				INTERIOR FINISH		
FLOORS					HEATING				SF/CF PRICE		
CONC/DIRT					PLUMBING				AREA CUBED		
HARD WOOD					ATTIC				SUB TOTAL		
SOFT WOOD/SUB					INTERIOR FINISH				M & O.F.		
TILE					ADD. & PORCHES				ADDITIONS		
W - W					TOTAL				TOTAL BASE		
JOISTS					GRADE FACTOR				REPLACEMENT COST		
INTERIOR FINISH					TOTAL				FUNCTIONAL DEPRECIATION FACTORS		
DRYWALL/PLASTER					GRADE				SURPLUS CAP		
PANELING					TOTAL				ENCROACHMENTS		
FIBERBOARD					O. F.				ECONOMIC		
UNFINISHED					TOTAL				BLIGHTED AREA		
REMODELING DATA					C & D FACTOR				COMM. LOCATION		
KITCHEN					REPL. COST				OVERBUILT		
PLUMBING					TOTAL				STRUCTURAL		
HEAT					TYPE				COMMERCIAL BUILDING		
BASEMENT					LOC.				NO.		
OTHER					CONSTRUCTION				SIZE		
REPL. COST					DATE				RATE		
219650					2/3/04				GRADE		
					LISTED				ERECTED		
					DATE				CONDITION		
					REPL. COST				REPLACEMENT COST		
					219650				DEPR.		
									TRUE VALUE		

SKETCH									
<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>1020</p> <p>5 FLOOR</p> <p>2 FLOOR</p> <p>B</p> </div> <div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>1500</p> <p>2 GAR</p> <p>1000</p> <p>728</p> </div> </div> <div style="margin-top: 20px; text-align: center;"> <p>30</p> <p>34</p> <p>6 OFF</p> <p>204</p> <p>44</p> </div> <div style="margin-top: 20px; text-align: right;"> <p>322</p> <p>28</p> <p>26</p> </div>									
F & F M & E I & E R									

D W T E

CONTEMPORARY	SPLIT LEVEL	RANCH (R)	CAPE	COLONIAL	CONVENTIONAL
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MEMORANDA

7/10/19 Finish Attic no heat + 8,000 SF

SUMMARY OF BUILDINGS											
TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING			2 FLOOR	1020		A-5	2002	AVG	219650	5	208670
GARAGE									231,300	5	219,750
BARN											
SHED											
TOTAL CARDS THRU											
TOTAL VALUE ALL BUILDINGS										219,750	208670

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.