

PARCEL NO. 8-36-12

CARD NO. 35

Pheasant Run

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE



RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
LV Allen & Sons	1/28/05	14360	407-409	
Roger Berube	1-10-11	16027	300	
Melanson, Mark M & Laurie A	10-11-18	17820	609	393,875
Mark Melanson & Laurie A Revocable Liv.	11/12/21	18869	176	

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL
TILLABLE			
PASTURE			
WOODLAND	5.3479	4000	69600
WASTE LAND			18,000
BASE	1.0		60000
TOTAL ACREAGE	6.3479		
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR
			FRONT FT. PRICE
Base VAC-387.			-18000
TOTAL VALUE LAND			49000
TOTAL VALUE BUILDINGS			78,000
TOTAL VALUE LAND & BUILDINGS			127,000

BUILDING PERMIT RECORD

PERMIT NO.	EST. COST	DATE
18-021 House	265,500	4/25/18
19-54 Shed	8000	5/21/19

MEMORANDA

(06) LOT SPLIT  
(19) New House m4L  
(20) 12x16 shed

PROPERTY FACTORS

TOPOGRAPHY	IMPROVEMENTS
LEVEL	WATER
HIGH	SEWER
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:

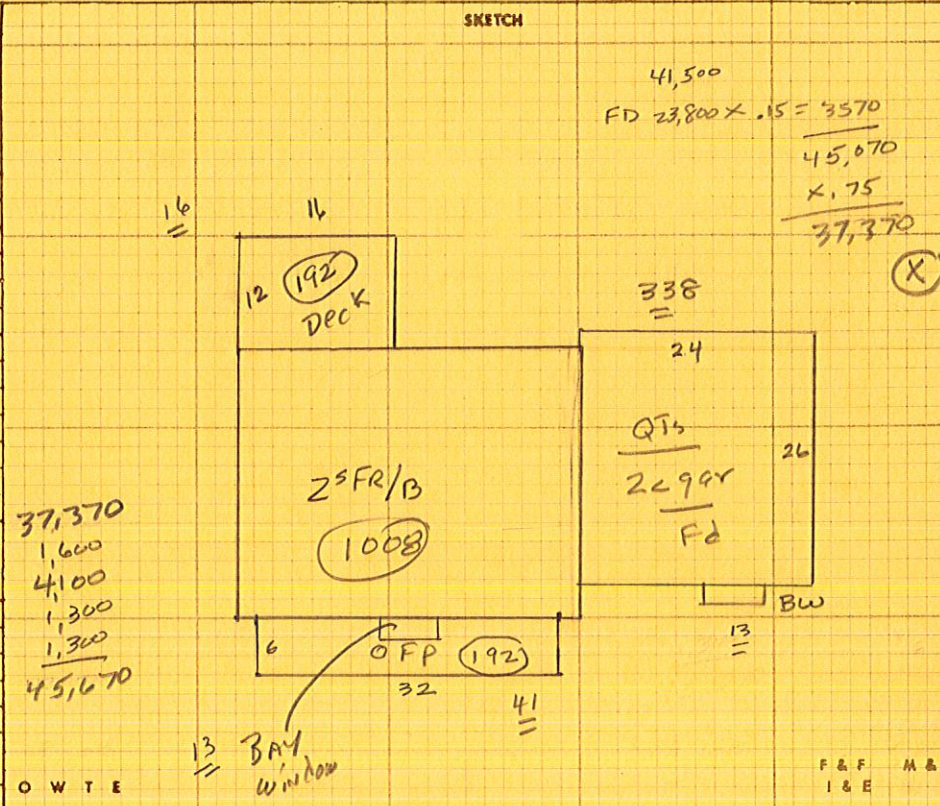
LAND VALUE COMPUTATIONS AND SUMMARY

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			

ASSESSMENT RECORD

LAND	BLDG.	TOTAL	LAND	BLDG.	TOTAL	LAND	BLDG.	TOTAL
20	20	20	20	20	20	20	20	20
20	20	20	20	20	20	20	20	20
20	20	20	20	20	20	20	20	20

OCCUPANCY					PLUMBING			COMMERCIAL COMPUTATIONS		
1	2	3	4	5	NO.	M	O	EXTERIOR WALL CODES		
VAC.	LOT DWELLING	COMM.	OTHER					1 FRAME	5 STUCCO	9 CONCRETE
BASEMENT								2 BRICK	6 TILE	10 ENAM. STL.
1	2	3	4	5				3 GLASS	7 STONE	
NONE	CRAWL	1/4	1/2	FULL				4 C B	8 METAL	
FOUNDATION								EXTERIOR WALLS		
P	B & S	CB	CONC					PERIMETER		
HEATING								PERIM. AREA RATIO		
NO HEAT								NO. OF UNITS		
NO HEAT 2ND ONLY								AVG. UNIT SIZE		
WARM AIR F G								BASEMENT SIZE		
HW STEAM (BB) RAD								SCHEDULE		
FLOOR/WALL FURNACE								HT.		
AIR CON/ELEC. Min. split								BASEMENT		
ATTIC								FIRST		
1	2	3	4	5				SECOND		
NONE	UNFIN.	1/4	1/2	FULL				THIRD		
ROOF								BASE PRICE		
SHINGLES ASP/ASB/WOOD								B P A		
SLATE/TILE/METAL								SUB TOTAL		
ROLL/T & G								LIGHTING		
EXTERIOR WALLS								HTG/AIR CON.		
BEVEL/DROP/ALUM(VIN)								SPRINKLER		
SHINGLE ASPH/ASB/WOOD								PARTITIONS		
CB/STUCCO/BRICK VENEER/STONE								INTERIOR FINISH		
MASONITE/TI-II								SF/CF PRICE		
PLATE GLASS - AL/WD								AREA CUBED		
FLOORS								SUB TOTAL		
CONC/DIRT								M & O.F.		
HARD WOOD								ADDITIONS		
SOFT WOOD/SUB								TOTAL BASE		
TILE								GRADE FACTOR		
W - W								REPLACEMENT COST		
JOISTS								FUNCTIONAL DEPRECIATION FACTORS		
INTERIOR FINISH								SURPLUS CAP		
DRYWALL/PLASTER								ENCROACHMENTS		
PANELING								ECONOMIC		
FIBERBOARD								BLIGHTED AREA		
JNFINISHED								COMM. LOCATION		
REMODELING DATA								OVERBUILT		
KITCHEN								STRUCTURAL		
PLUMBING								TOTAL		
HEAT								TYPE		
BASEMENT								LOC.		
OTHER								NO.		
REPL. COST								CONSTRUCTION		
								SIZE		
								RATE		
								GRADE		
								ERECTED		
								CONDITION		
								REPLACEMENT COST		
								DEPR.		
								TRUE VALUE		



CONTEMPORARY	SPLIT LEVEL	RANCH (R)	CAPE	COLONIAL	CONVENTIONAL						
MEMORANDA											
19 New House											
20 12x16 shed 192 sq											
SUMMARY OF BUILDINGS											
TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING			25FR/B	1008		A	2018	YG	241,200	-	241,200
GARAGE											
BARN											
SHED	(X)		15FR shed	192	17.50		2020	V6	3360	-	3360
TOTAL CARDS THRU											244,56
TOTAL VALUE ALL BUILDINGS											
LISTED	DATE										
	10/1/18		10/1/18								