

MAP AND LOT: 12-49

30 SACO ROAD

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE



RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
12-49 Kucsma, Sr, Michael C And Richeson, Nancy E 30 Saco Road	8/3/23	19285	707	

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL
TILLABLE			
PASTURE			
WOODLAND			
WASTE LAND			
BASE	.85		69300
TOTAL ACREAGE	0.85		
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR
130			
TOTAL VALUE LAND			69300
TOTAL VALUE BUILDINGS			156000
TOTAL VALUE LAND & BUILDINGS			225300

PERMIT NO.	EST. COST	DATE
MEMORANDA		

PROPERTY FACTORS	
TOPOGRAPHY	IMPROVEMENTS
LEVEL	WATER
HIGH	SEWER
LOW	GAS
ROLLING	ELECTRICITY
SWAMPY	ALL UTILITIES
STREET	
PAVED	IMPROVING
SEMI-IMPROVED	STATIC
DIRT	DECLINING
SIDEWALK	BLIGHTED

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				

PROPERTY INFORMATION		
LAND COST		
BLDG. COST		
SALE PRICE		
RENT		
EXPENSE		
NET RENT		
LAND	@	% equals
BLDG.	@	% equals
TOTAL		

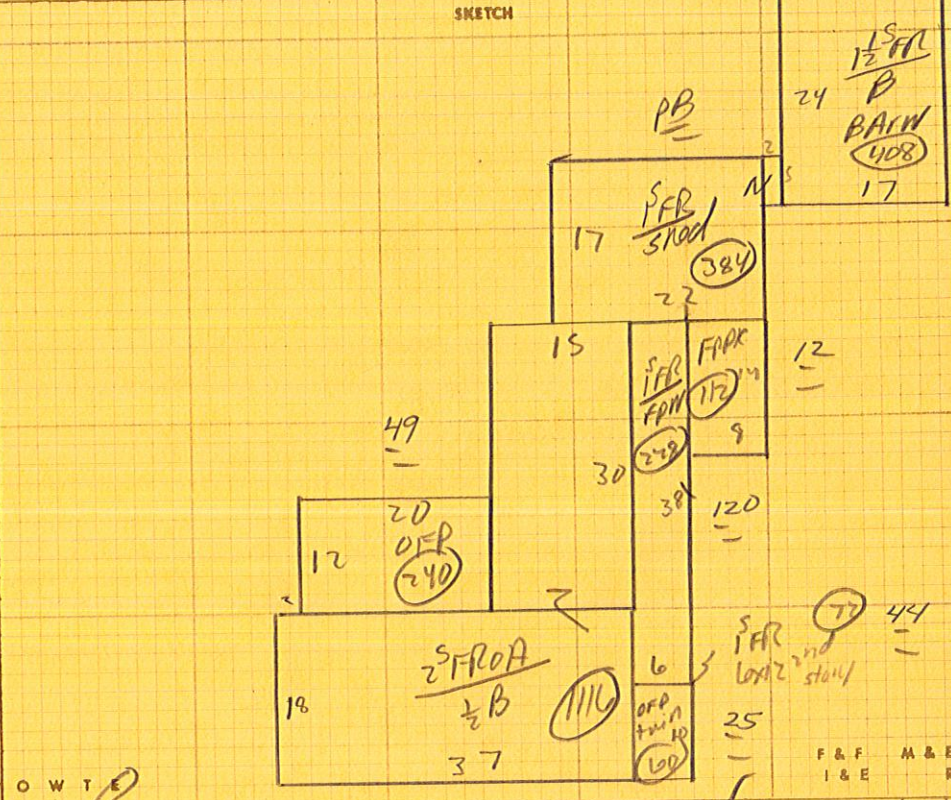
ASSESSMENT RECORD			
20	LAND	20	LAND
	BLDGS.		BLDGS.
	TOTAL		TOTAL
20	LAND	20	LAND
	BLDGS.		BLDGS.
	TOTAL		TOTAL
20	LAND	20	LAND
	BLDGS.		BLDGS.
	TOTAL		TOTAL

COLOR BUILDING *TAN/Creme*

BUILDING RECORD *EST 11-14-63 1:30*

PO

OCCUPANCY					PLUMBING			COMMERCIAL COMPUTATIONS		
1	2	3	4		NO.	M	O	EXTERIOR WALL CODES		
VAC.	LOT DWELLING	COMM.	OTHER					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			EXTERIOR WALLS		
P	B & S	CB	CONC		NO PLUMBING			PERIMETER	L/F	L/F
HEATING					OTHER FEATURES			PERIM. AREA RATIO		
NO HEAT					M	O		NO. OF UNITS		
NO HEAT 2ND ONLY					PART MASONRY WALLS			AVG. UNIT SIZE		
WARM AIR <i>PG</i>					FIREPLACE (INGRADE) <i>7/2</i>			BASEMENT SIZE		
HW/STEAM BB RAD					BSMT. RR/APT.			SCHEDULE		
FLOOR/WALL FURNACE					BSMT. GAR 1 2			HT.		
AIR CON./ELEC.					BUILT-IN RANGE/DW/DISP			BASEMENT		
ATTIC <i>6/6/6</i>					MODERN KITCHEN			FIRST		
1	2	3	4	5	EXTERIOR BETTER			SECOND		
NONE	UNFIN.	1/4	1/2	FULL	INTERIOR BETTER			THIRD		
ROOF					LIVING ACCOMMODATIONS			BASE PRICE		
SHINGLES ASP/ASB/WOOD					NO. OF UNITS			B P A		
SLATE/TILE/ WOOD					BED ROOMS <i>4</i>			SUB TOTAL		
ROLL/T & G					TOTAL ROOMS <i>8</i>			LIGHTING		
EXTERIOR WALLS					FAMILY ROOMS			HTG/AIR CON.		
BEVEL/DROP/ALUM/VIN					DWELLING COMPUTATIONS			SPRINKLER		
SHINGLE ASPH/ASB/WOOD					<i>22</i> STORY <i>B</i>			PARTITIONS		
CB/STUCCO/BRICK VENEER/STONE					<i>1116</i> S.F.			INTERIOR FINISH		
MASONITE/TI-II					<i>117200</i>			SP/CF PRICE		
PLATE GLASS - AL/WD					<i>- 2200</i>			AREA CUBED		
FLOORS					HEATING			SUB TOTAL		
CONC/DIRT					PLUMBING <i>+ 4400</i>			M & O.F.		
HARD WOOD					ATTIC <i>+ 2400</i>			ADDITIONS		
SOFT WOOD/SUB					INTERIOR FINISH			TOTAL BASE		
FILE					ADD. & PORCHES <i>+ 25000</i>			GRADE FACTOR		
W. W								REPLACEMENT COST		
JOISTS <i>4x4</i>								FUNCTIONAL DEPRECIATION FACTORS		
INTERIOR FINISH								SURPLUS CAP		
<i>mix</i>								ENCROACHMENTS		
DRYWALL/PLASTER								ECONOMIC		
PANELING								BLIGHTED AREA		
FIBERBOARD								COMM. LOCATION		
JNFINISHED								OBsolescence		
REMODELING DATA								OVERBUILT		
KITCHEN <i>1987</i>								STRUCTURAL		
PLUMBING										
HEAT										
BASEMENT										
OTHER										
TOTAL					<i>146800</i>					
GRADE					<i>165</i>					
TOTAL					<i>242220</i>					
O. F.										
TOTAL										
C & D FACTOR										
REPL. COST					<i>242220</i>					



OWT *1*

CONTEMPORARY SPLIT LEVEL RANCH (R) CAPE COLONIAL CONVENTIONAL

MEMORANDA

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
DWELLING			<i>SFR</i>	<i>1116</i>		<i>A+10</i>	<i>1829</i>	<i>AVG</i>	<i>242220</i>	<i>40</i>	<i>145330</i>
GARAGE											
BARN			<i>SIC</i>	<i>408</i>	<i>3950</i>	<i>L</i>	<i>ORL</i>	<i>AVG</i>	<i>16120</i>	<i>40/20</i>	<i>7740</i>
SHED			<i>SIC</i>	<i>384</i>		<i>D</i>	<i>ORL</i>	<i>AVG</i>	<i>6110</i>	<i>40/20</i>	<i>2930</i>
COMMERCIAL BUILDING											
LISTED											
DATE											
TOTAL CARDS THRU											
TOTAL VALUE ALL BUILDINGS											<i>156000</i>

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.