

MAP AND LOT: 12-62

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE



RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
12-62 Kaplin & Llc 40 Ocean Avenue	9/24/21	18814	567	250,000
Coldfire Properties, LLC				

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL
TILLABLE			
PASTURE			
WOODLAND	1.80	4000	7200
WASTE LAND			
BASE <i>Vulcomm</i>	1.0		93750
TOTAL ACREAGE	2.80		
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR
970			
TOTAL VALUE LAND	100900	100900	ch 100900
TOTAL VALUE BUILDINGS	147700	131300	4/1/06 131900
TOTAL VALUE LAND & BUILDINGS	248600	232200	Remov. 232800

PERMIT NO.	EST. COST	DATE
104	Est Work 100% ADD 1/2 BATH	
MEMORANDA		
2020 Abate		
2021 reno in progress for 3 Apts NUC		
2022 3 Apt 2 bed/1 bath each in progress Jay Fin		

TOPOGRAPHY	IMPROVEMENTS
LEVEL	WATER Town
HIGH	SEWER Septic
LOW	GAS
ROLLING	ELECTRICITY
SWAMPY	ALL UTILITIES
STREET	
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
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 100900	20	LAND
20	BLDGS. 134800	20	BLDGS.
20	TOTAL 235700	20	TOTAL
20	LAND	20	LAND
20	BLDGS.	20	BLDGS.
20	TOTAL	20	TOTAL
20	LAND	20	LAND
20	BLDGS.	20	BLDGS.
20	TOTAL	20	TOTAL

BUILDING RECORD

COLOR BUILDING *Brick*

OCCUPANCY					PLUMBING			COMMERCIAL COMPUTATIONS		
1	2	3	4	5	NO.	M	O	EXTERIOR WALL CODES		
VAC. LOT DWELLING COMM. OTHER					STANDARD			1 FRAME	5 STUCCO	9 CONCRETE
BASEMENT					BATHROOM	3	7	2 BRICK	6 TILE	10 ENAM. STL.
TOILET ROOM						1	✓	3 GLASS	7 STONE	
SINK/LAVATORY/SS								4 C B	8 METAL	
FOUNDATION					WATER CLOSET/URINAL			A B		
HEATING					NO PLUMBING			EXTERIOR WALLS		
OTHER FEATURES					PART MASONRY WALLS			PERIMETER		
NO HEAT					FIREPLACE (INGRADE) <i>NO</i>			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 <i>NO</i>			BASEMENT SIZE		
AIR CON./ELEC.					EXTERIOR BETTER			SCHEDULE		
ATTIC					INTERIOR BETTER			HT.		
NO. OF UNITS								BASEMENT		
TOTAL ROOMS								FIRST		
FAMILY ROOMS								SECOND		
DWELLING COMPUTATIONS								THIRD		
X1.09								BASE PRICE		
2.0 STORY F <i>M</i>								B P A		
3696 S.F. 288850								SUB TOTAL		
LIVING ACCOMMODATIONS								LIGHTING		
NO. OF UNITS 3 BED ROOMS 6								HTG/AIR CON.		
TOTAL ROOMS								SPRINKLER		
DWELLING COMPUTATIONS								PARTITIONS		
X1.09								INTERIOR FINISH		
2.0 STORY F <i>M</i>								SF/CF PRICE		
3696 S.F. 288850								AREA CUBED		
BASEMENT								SUB TOTAL		
HEATING								M & O.F.		
PLUMBING								ADDITIONS		
ATTIC								TOTAL BASE		
INTERIOR FINISH								GRADE FACTOR		
ADD. & PORCHES								REPLACEMENT COST		
TOTAL								FUNCTIONAL DEPRECIATION FACTORS		
GRADE								SURPLUS CAP		
TOTAL								ENCROACHMENTS		
O. F.								ECONOMIC		
TOTAL								BLIGHTED AREA		
C & D FACTOR								COMM. LOCATION		
REMODELING DATA								OBSCURESCENCE		
CITCHEN								OVERBUILT		
PLUMBING								STRUCTURAL		
HEAT								SUMMARY OF BUILDINGS		
BASEMENT								TYPE		
OTHER								LOC.		
REPL. COST								NO.		
549765								CONSTRUCTION		
54720								SIZE		
								RATE		
								GRADE		
								ERECTED		
								CONDITION		
								REPLACEMENT COST		
								DEPR.		
								TRUE VALUE		

SKETCH									
<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: auto;"> <p style="text-align: center;">x1.09</p> <p style="text-align: center;">2 1/2 Brick</p> <p style="text-align: center;">SLAB (968)</p> <p style="text-align: center;">44</p> <p style="text-align: center;">2 1/2 BRICK OA</p> <p style="text-align: center;">B</p> <p style="text-align: center;">84</p> <p style="text-align: center;">(3696)</p> <p style="text-align: center;">7,680</p> </div>									
<div style="display: flex; justify-content: space-between;"> 663 22 25 </div>									
<div style="display: flex; justify-content: space-between;"> OWT MEMORANDA </div>									

CONTEMPORARY	SPLIT LEVEL	RANCH (R)	CAPE	COLONIAL	CONVENTIONAL						
				<input checked="" type="checkbox"/>							
MEMORANDA											
old JAIL											
SUMMARY OF BUILDINGS											
TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING											
GARAGE											
BARN											
SHED											
COMMERCIAL BUILDING			2 1/2 Brick	3696x		A	1869	P/	561,695		13400
LISTED			DATE						54720	60/40	131310
			11/17/03						549765		131943
									TOTAL CARDS THRU		
									TOTAL VALUE ALL BUILDINGS		131943
									13400		131310

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.