

MAP AND LOT: 14-10

4 WATERBORO ROAD

1052

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE



14-10

3211 280

Steffens, Robert & Lynne

4 Waterboro Rd

Steffens, Dane Clarke

3/23/22

18984

203

RECORD OF OWNERSHIP

DATE

BOOK

PAGE

AMOUNT

CLASSIFICATION NO. OF ACRES RATE TOTAL

TILLABLE			
PASTURE			
WOODLAND	0.75	4000	3000
WASTE LAND			
BASE 1/2 comm	1.0		112500
TOTAL ACREAGE	1.75		

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE
120				

TOTAL VALUE LAND	115500
TOTAL VALUE BUILDINGS	255300
TOTAL VALUE LAND & BUILDINGS	370800

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL
SOFTWOOD			
MIXED WOOD			
HARDWOOD			
WASTE LAND			
BASE			

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE

TOTAL VALUE LAND	
TOTAL VALUE BUILDINGS	
TOTAL VALUE LAND & BUILDINGS	

BUILDING PERMIT RECORD

PERMIT NO. EST. COST DATE

PROPERTY FACTORS

TOPOGRAPHY

IMPROVEMENTS

LEVEL		WATER	Town
HIGH		SEWER	Septic
LOW		GAS	
ROLLING	✓	ELECTRICITY	
SWAMPY		ALL UTILITIES	
STREET		TREND OF DISTRICT	
PAVED	✓	IMPROVING	
SEMI-IMPROVED		STATIC	✓
DIRT		DECLINING	
SIDEWALK		BLIGHTED	

MEMORANDA

PROPERTY INFORMATION

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

INSPECTION WITNESSED BY:

X R. Steffens

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

COLOR BUILDING *white*

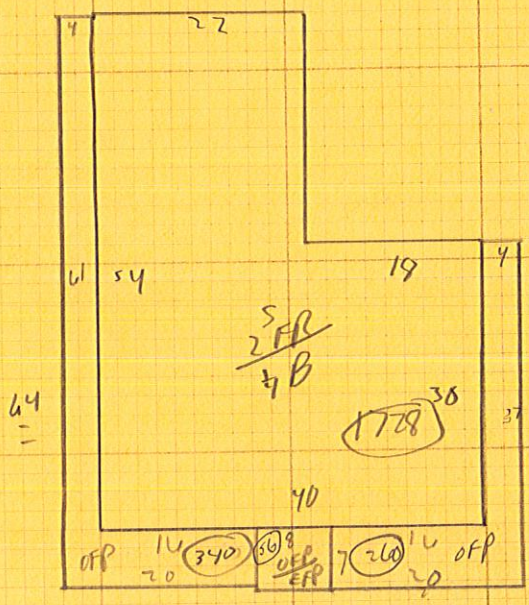
BUILDING RECORD

20F2
SKETCH

OCCUPANCY					PLUMBING			COMMERCIAL COMPUTATIONS		
1	2	3	4		NO.	M	O	EXTERIOR WALL CODES		
VAC.	LOT DWELLING	COMM.	OTHER		STANDARD			1 FRAME	5 STUCCO	9 CONCRETE
					BATHROOM	SS		2 BRICK	6 TILE	10 ENAM. STL.
					TOILET ROOM			3 GLASS	7 STONE	
					SINK/LAVATORY/SS			4 C B	8 METAL	
FOUNDATION					WATER CLOSET/URINAL			EXTERIOR WALLS		
P	B & S	CB	CONC		NO PLUMBING			PERIMETER		
HEATING					OTHER FEATURES			PERIM. AREA RATIO		
NO HEAT					PART MASONRY WALLS			NO. OF UNITS		
NO HEAT 2ND ONLY					FIREPLACE (INGRADE) 717			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		
1	2	3	4	5	INTERIOR BETTER			SECOND		
NONE	UNFIN.	1/4	1/2	FULL				THIRD		
ROOF					LIVING ACCOMMODATIONS			BASE PRICE		
SHINGLES ASP/ASB/WOOD					NO. OF UNITS			B P A		
SLATE/TILE/METAL					BED ROOMS 5			SUB TOTAL		
ROLL/T & G					TOTAL ROOMS 10			LIGHTING		
EXTERIOR WALLS					DWELLING COMPUTATIONS			HTG/AIR CON.		
LEVEL/DROP/ALUM/VIN					2 D-STORY			SPRINKLER		
SHINGLE ASPH/ASB/WOOD					1778 S.F.			PARTITIONS		
CB/STUCCO/BRICK VENEER/STONE					BASEMENT -4800			INTERIOR FINISH		
MASONITE/TI-II					HEATING +4460			SF/CF PRICE		
PLATE GLASS - AL/WD					ATTIC			AREA CUBED		
FLOORS					INTERIOR FINISH			SUB TOTAL		
CONC/DIRT					ADD. & PORCHES +11600			M & O.F.		
HARD WOOD								ADDITIONS		
SOFT WOOD/SUB								TOTAL BASE		
TILE								GRADE FACTOR		
W - W								REPLACEMENT COST		
JOISTS								FUNCTIONAL DEPRECIATION FACTORS		
INTERIOR FINISH					TOTAL 174800			SURPLUS CAP		
DRYWALL/PLASTER					GRADE 180			ENCROACHMENTS		
PANELING					TOTAL 314640			ECONOMIC		
FIBERBOARD								BLIGHTED AREA		
JNFINISHED								COMM. LOCATION		
REMODELING DATA								OBSOLESCENCE		
KITCHEN								OVERBUILT		
PLUMBING								STRUCTURAL		
HEAT										
BASEMENT										
OTHER										
REPL. COST					314640					

CONTEMPORARY	SPLIT LEVEL	RANCH (R)	CAPE	COLONIAL	CONVENTIONAL
				<input checked="" type="checkbox"/>	

MEMORANDA



SUMMARY OF BUILDINGS											
TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING			2FR	17280		A+20	1800	AVG	314640	40	188780
GARAGE											
BARN											
SHED											
COMMERCIAL BUILDING											
LISTED											
DATE											
TOTAL CARDS 2 THRU 2											66560
TOTAL VALUE ALL BUILDINGS											255340

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.

BUILDING RECORD

COLOR BUILDING *white*

OCCUPANCY <i>Parcel Studio</i>					PLUMBING			COMMERCIAL COMPUTATIONS			
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.	
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					PART MASONRY WALLS			NO. OF UNITS			
NO HEAT 2ND ONLY					FIREPLACE (IN GRADE) <i>NO</i>			AVG. UNIT SIZE			
WARM AIR/B 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			
1	2	3	4	5	INTERIOR BETTER			SECOND			
NONE UNFIN. 1/4 1/2 FULL								THIRD			
ROOF					LIVING ACCOMMODATIONS			BASE PRICE			
SHINGLES ASP/ASB/WOOD					NO. OF UNITS			B P A			
SLATE/TILE/METAL					BED ROOMS			SUB TOTAL			
ROLL/T & G					TOTAL ROOMS			LIGHTING			
EXTERIOR WALLS					FAMILY ROOMS			HTG/AIR CON.			
BEVEL/DROP/ALUM/VIN					DWELLING COMPUTATIONS			SPRINKLER			
SHINGLE ASPH/ASB/WOOD					+ 2 STORY <i>D</i> M			PARTITIONS			
CB/STUCCO/BRICK VENEER/STONE					9600 S.F. 43800			INTERIOR FINISH			
MASONITE/TI-II					BASEMENT + 11900			SF/CF PRICE			
PLATE GLASS - AL/WD					HEATING + 4000			AREA CUBED			
FLOORS					PLUMBING - 670			SUB TOTAL			
CONC/DIRT					ATTIC			M & O.F.			
HARD WOOD					INTERIOR FINISH + 8200			ADDITIONS			
SOFT WOOD/SUB					ADD. & PORCHES + 23700			TOTAL BASE			
TILE								GRADE FACTOR			
W - W								REPLACEMENT COST			
JOISTS								FUNCTIONAL DEPRECIATION FACTORS			
INTERIOR FINISH					TOTAL 90930			SURPLUS CAP		ENCROACHMENTS ECONOMIC	
DRYWALL/PLASTER					GRADE 122			BLIGHTED AREA		COMM. LOCATION OBSOLESCENCE	
PANELING					TOTAL 110930			OVERBUILT		STRUCTURAL	
FIBERBOARD								TOTAL			
UNFINISHED					C & D FACTOR			OVERBUILT		STRUCTURAL	
REMODELING DATA								COMMERCIAL BUILDING			
KITCHEN								LISTED		DATE	
PLUMBING 1926								REPL. COST		110930	
HEAT								TOTAL			
BASEMENT								TOTAL			
OTHER								TOTAL			

SKETCH									
MEMORANDA									
CONTEMPORARY <input type="checkbox"/> SPLIT LEVEL <input type="checkbox"/> RANCH (R) <input checked="" type="checkbox"/> CAPE <input type="checkbox"/> COLONIAL <input type="checkbox"/> CONVENTIONAL <input type="checkbox"/>									

SUMMARY OF BUILDINGS												
	TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
	DWELLING											
	GARAGE											
	BARN											
	SHED											
	COMMERCIAL BUILDING			<i>SFR</i>	<i>9600</i>		<i>CC</i>	<i>old</i>	<i>AVG</i>	<i>110930</i>	<i>40</i>	<i>66560</i>
TOTAL CARDS										THRU		
TOTAL VALUE ALL BUILDINGS										<i>66560</i>		

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

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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.