

MAP AND LOT: 14-12

12 WATERBORO ROAD

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE



RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
14-12 Carter, Richard And Nancy 165 Federal Street				
Jane Warren Holdings, LLC	6/11/21	18696	517	325,000

BUILDING PERMIT RECORD

PROPERTY FACTORS

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL
TILLABLE			
PASTURE			
WOODLAND			
WASTE LAND			
BASE <i>comm</i>	<i>0.90</i>		<i>150000</i>
TOTAL ACREAGE <i>0.90</i>			
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR
<i>152</i>			
TOTAL VALUE LAND			<i>150000</i>
TOTAL VALUE BUILDINGS			<i>238900</i>
TOTAL VALUE LAND & BUILDINGS			<i>388900</i>

PERMIT NO.	EST. COST	DATE
<i>05-NO Valve change</i>		

TOPOGRAPHY	IMPROVEMENTS
LEVEL	WATER <i>Town</i>
HIGH	SEWER <i>septic</i>
LOW	GAS
ROLLING	ELECTRICITY
SWAMPY	ALL UTILITIES

MEMORANDA
(17) Removed Glassed porch for OFP. Added Missing Shed value to assessment.

PROPERTY INFORMATION	
LAND COST	
BLDG. COST	
SALE PRICE	<i>280000 7/01</i>
RENT	
EXPENSE	
NET RENT	
LAND	@ % equals
BLDG.	@ % equals
TOTAL	

INSPECTION WITNESSED BY:
Nancy Carter

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			
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

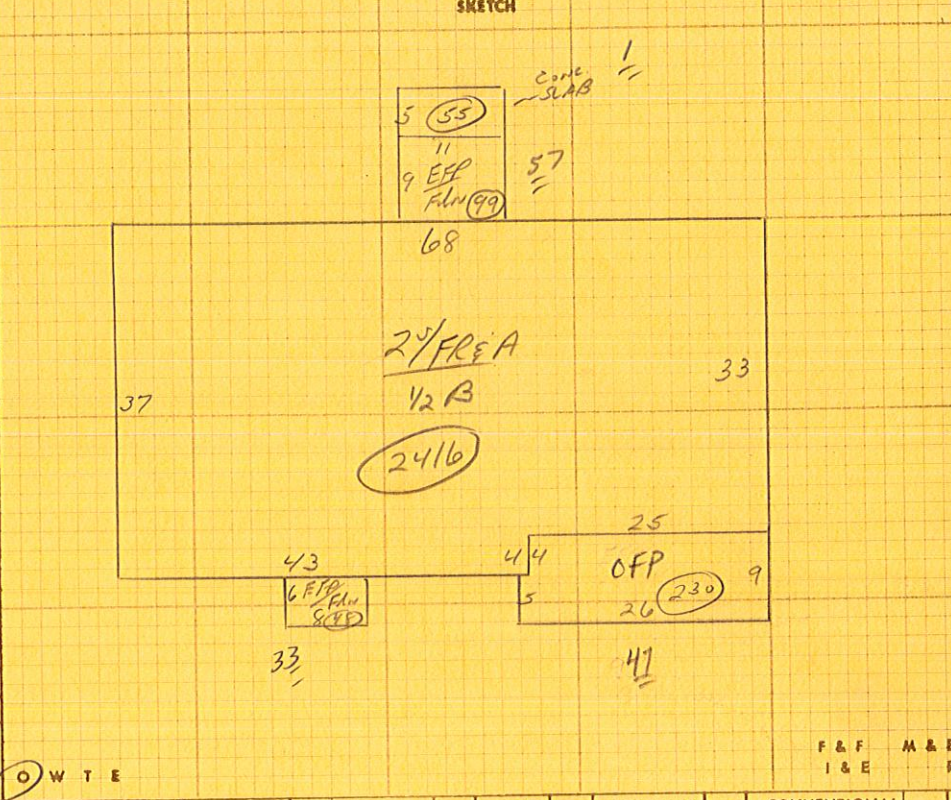
BUILDING RECORD

Duphontiers Ship

Occupancy: 1 2 3 4
 VAC. LOT DWELLING COMM. OTHER
 BASEMENT: 1 2 3 4 5
 NONE CRAWL 1/4 1/2 FULL
 FOUNDATION: P B & S CB CONC
 HEATING: M O
 NO HEAT
 NO HEAT 2ND ONLY
 WARM AIR F G
 HW/STEAM BB RAD
 FLOOR/WALL FURNACE
 AIR CON./ELEC.
 ATTIC: 1 2 3 4 5
 NONE UNFIN. 1/4 1/2 FULL
 ROOF: SHINGLES ASP/ASB/WOOD
 SLATE/TILE/METAL
 ROLL/T & G
 EXTERIOR WALLS: BEVEL/DROP/ALUM/VIN
 SHINGLE ASPH/ASB/WOOD
 CB/STUCCO/BRICK VENEER/STONE
 MASONITE/TI-II
 PLATE GLASS - AL/WD
 FLOORS: B 1 2 3 A
 CONC/DIRT
 HARD WOOD
 SOFT WOOD/SUB
 TILE
 W - W
 JOISTS
 INTERIOR FINISH: B 1 2 3 A
 DRYWALL PLASTER
 PANELING
 FIBERBOARD
 UNFINISHED
 REMODELING DATA: KITCHEN, PLUMBING, HEAT, BASEMENT, OTHER
 REPL. COST: 351810

Plumbing: NO. M O
 STANDARD
 BATHROOM
 TOILET ROOM
 SINK/LAVATORY/SS
 WATER CLOSET/URINAL
 NO PLUMBING
 OTHER FEATURES: PART MASONRY WALLS, FIREPLACE (INGRADE), BSMT. RR/APT., BSMT. GAR 1 ?, BUILT-IN RANGE/DW/DISP, MODERN KITCHEN, EXTERIOR BETTER, INTERIOR BETTER

Commercial Computations: EXTERIOR WALL CODES (1-4, 5-8, 9-10), PERIMETER (L/F), PERIM. AREA RATIO, NO. OF UNITS, AVG. UNIT SIZE, BASEMENT SIZE, SCHEDULE, HT., BASEMENT, FIRST, SECOND, THIRD, BASE PRICE, B P A, SUB TOTAL, LIGHTING, HTG/AIR CON., SPRINKLER, PARTITIONS, INTERIOR FINISH, SF/CF PRICE, AREA CUBED, SUB TOTAL, M & O.F., ADDITIONS, TOTAL BASE, GRADE FACTOR, REPLACEMENT COST, FUNCTIONAL DEPRECIATION FACTORS (SURPLUS CAP, ENCROACHMENTS, ECONOMIC, BLIGHTED AREA, COMM. LOCATION, OBSOLESCENCE, OVERBUILT, STRUCTURAL)



OWTE
 CONTEMPORARY SPLIT LEVEL RANCH (R) CAPE COLONIAL CONVENTIONAL

MEMORANDA

converted JAI (1989-90)

TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING			2 1/2 AREA	2416		A+	1803	VG	351810	30/5	233954
GARAGE											
BARN											
SHED			1 1/2 FR 17x40	680	34	B	old	AV	23120	30/20	12950

SUMMARY OF BUILDINGS

TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING			2 1/2 AREA	2416		A+	1803	VG	351810	30/5	233954
GARAGE											
BARN											
SHED			1 1/2 FR 17x40	680	34	B	old	AV	23120	30/20	12950

TOTAL CARDS THRU

TOTAL VALUE ALL BUILDINGS 246904

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.