

MAP AND LOT: 14-13

18 WATERBORO ROAD

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE



14-13 4941 257

Folsom, John H And Jane H

Po Box 187

Leach, Joan Holly

7-19-17 17518 306

Folsom, John H, II, James H. & Leach, Joan Holly

7-19-17 17518 308

APM Investments

7-19-17 17518 310 400,000

PROPERTY RECORD **BUILDING PERMIT RECORD** **PROPERTY FACTORS**

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL
TILLABLE			
PASTURE			
WOODLAND	1.82	4000	7280
WASTE LAND			
BASE comm	1.0		150000
TOTAL ACREAGE	2.82		
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR
100			
TOTAL VALUE LAND			157300 157,300
TOTAL VALUE BUILDINGS			673700 542,800
TOTAL VALUE LAND & BUILDINGS			831000 700,100

PERMIT NO.	EST. COST	DATE
MEMORANDA		
⑱ Rear of store converted to manufacturing space		

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

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

INSPECTION, WITNESSED BY:
Phil Ken

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

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE
TOTAL VALUE LAND				
TOTAL VALUE BUILDINGS				
TOTAL VALUE LAND & BUILDINGS				

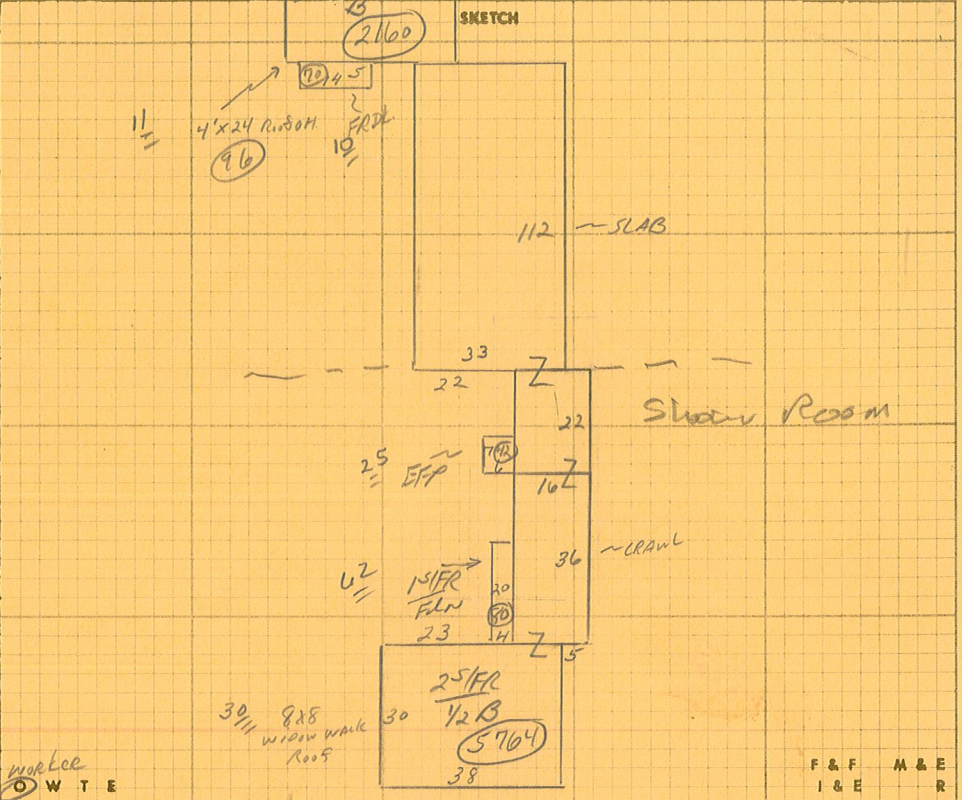
ASSESSMENT RECORD			
20	LAND	20	LAND
	BLDGS.		BLDGS.
	TOTAL		TOTAL
20	LAND	20	LAND
	BLDGS.		BLDGS.
	TOTAL		TOTAL
20	LAND	20	LAND
	BLDGS.		BLDGS.
	TOTAL		TOTAL

"Folsom's Furniture"
 COLOR BUILDING *White/Black*

BUILDING RECORD

1552
 36
 25/FR
 2100

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	
BASEMENT					BATHROOM			2 BRICK	6 TILE	10 ENAM. STL.	
1	2	3	4	5	TOILET ROOM 3			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			
HEATING					OTHER FEATURES			PERIM. AREA RATIO			
NO HEAT					PART MASONRY WALLS			NO. OF UNITS			
NO HEAT 2ND ONLY					FIREPLACE (INGRADE) 2/2			AVG. UNIT SIZE			
WARM AIR F G					BSMT. RR/APT.			BASEMENT SIZE			
HYD/STEAM (BB) RAD					BSMT. GAR 1 2			SCHEDULE			
FLOOR/WALL FURNACE					BUILT-IN RANGE/DW/DISP			HT.			
AIR CON./ELEC.					MODERN KITCHEN			BASE PRICE			
ATTIC					EXTERIOR BETTER			B P A			
1	2	3	4	5	INTERIOR BETTER			SUB TOTAL			
NONE UNFIN. 1/4 1/2 FULL					LIVING ACCOMMODATIONS			LIGHTING			
HIP ROOF					NO. OF UNITS / BED ROOMS			HTG/AIR CON.			
SHINGLES ASP/ASB/WOOD					TOTAL ROOMS FAMILY ROOMS			SPRINKLER			
SLATE/TILE/METAL					DWELLING COMPUTATIONS			PARTITIONS			
ROLL/T & G					2.0 STORY F M			INTERIOR FINISH			
EXTERIOR WALLS					5764 S.F. 36,659.0			SF/CF PRICE			
BEVER/DROP/ALUM/VIN					- 6690			AREA CUBED			
SHINGLE ASPH/ASB/WOOD					BASEMENT			SUB TOTAL			
CB/STUCCO/BRICK VENEER/STONE					HEATING			M & O.F.			
MASONITE/TI-II					PLUMBING			ADDITIONS			
PLATE GLASS - AL/WD					ATTIC			TOTAL BASE			
FLOORS					INTERIOR FINISH			GRADE FACTOR			
	B	1	2	3	A	ADD. & PORCHES + 169000			REPLACEMENT COST		
CONC/DIRT								FUNCTIONAL DEPRECIATION FACTORS			
HARD WOOD								SURPLUS CAP			
SOFT WOOD/SUB								ENCROACHMENTS			
TILE								ECONOMIC			
W - W								BLIGHTED AREA			
JOISTS 4x4								COMM. LOCATION			
2065 2x10 16' 40'								OVERBUILT			
INTERIOR FINISH								STRUCTURAL			
	B	1	2	3	A	TOTAL 528900			SUMMARY OF BUILDINGS		
DRY WALL/PLASTER								TYPE			
PANELING								LOC.			
FIBERBOARD								NO.			
UNFINISHED								CONSTRUCTION			
REMODELING DATA								SIZE			
KITCHEN								RATE			
PLUMBING								GRADE			
HEAT								ERECTED			
BASEMENT								CONDITION			
OTHER								REPLACEMENT COST			
REPL. COST 872680								DEPR.			
								TRUE VALUE			



CONTEMPORARY	SPLIT LEVEL	RANCH (R)	CAPE	COLONIAL	CONVENTIONAL						
MEMORANDA											
Rear Portion Converted To Man F. S PACE											
TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING											
GARAGE											
BARN											
SHED											
			PAVING ASPH	15000	2-			F	30000	26/20	19200
			COMMERCIAL BUILDING	25/FR	5764	A+10	1812	VL	872680	25	654510
										25/20	523,600
									TOTAL CARDS THRU		
									TOTAL VALUE ALL BUILDINGS		542,800
											673710

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.