

MAP AND LOT: 14-19

41 WATERBORO ROAD

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE



RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
14-19 Currier, Dean D & Lavelle, Melissa A 41 Waterboro Road	12-7-20	18478	248	

SUMMARY				
CLASSIFICATION	NO. OF ACRES	RATE	TOTAL	
TILLABLE		45		
PASTURE				
WOODLAND				
WASTE LAND				
BASE	.97		7500	
TOTAL ACREAGE 0.97				
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE
250				
TOTAL VALUE LAND			7500	
TOTAL VALUE BUILDINGS			13500	
TOTAL VALUE LAND & BUILDINGS			21000	

BUILDING PERMIT RECORD			PROPERTY FACTORS	
PERMIT NO.	EST. COST	DATE	TOPOGRAPHY	IMPROVEMENTS
			LEVEL	WATER <i>Torn</i> ✓
			HIGH	SEWER <i>Septic</i> ✓
			LOW	GAS
			ROLLING	ELECTRICITY ✓
			SWAMPY	ALL UTILITIES
MEMORANDA				
			STREET	TREND OF DISTRICT
			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	85000	6/99 + Remd
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 *white*

BUILDING RECORD ^{Est} 10-27-03 1:55

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 GLASS	7 STONE											
NONE	CRAWL	1/4	1/2	FULL	SINK/LAVATORY/SS			4 C B	8 METAL											
FOUNDATION					WATER CLOSET/URINAL			A B												
P	B & S	CB	CONC					EXTERIOR WALLS												
HEATING					NO PLUMBING			PERIMETER												
	M	O			OTHER FEATURES			PERIM. AREA RATIO												
NO HEAT					PART MASONRY WALLS			NO. OF UNITS												
NO HEAT 2ND ONLY					FIREPLACE (INGRADE)	<i>NO</i>		AVG. UNIT SIZE												
WARM AIR F.G.					BSMT. RR/APT.			BASEMENT SIZE												
HW/STEAM BB RAD					BSMT. GAR 1 ?			SCHEDULE												
FLOOR/WALL FURNACE					BUILT-IN RANGE/DW/DISP			HT.												
AIR CON./ELEC.					MODERN KITCHEN			BASEMENT												
ATTIC <i>12404</i>					EXTERIOR BETTER	<i>WD</i>		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	1	BED ROOMS ?	B P A												
SLATE/TILE/METAL					TOTAL ROOMS	12	FAMILY ROOMS	SUB TOTAL												
ROLL/T & G					DWELLING COMPUTATIONS			LIGHTING												
EXTERIOR WALLS								HTG/AIR CON.												
BEVEL/DROP/ALUM/VIN					2	2	STORY F M	SPRINKLER												
SHINGLE ASPH/ASB/WOOD					1639	S.F.	154000	PARTITIONS												
CB/STUCCO/BRICK VENEER/STONE					BASEMENT			INTERIOR FINISH												
MASONITE/TI-II					HEATING			SF/CF PRICE												
PLATE GLASS - AL/WD					PLUMBING			AREA CUBED												
FLOORS					ATTIC			SUB TOTAL												
	B	1	2	3	A	INTERIOR FINISH			M & O.F.											
CONC/DIRT	✓					ADD. & PORCHES			ADDITIONS											
HARD WOOD									TOTAL BASE											
SOFT WOOD/SUB		4	4	✓					GRADE FACTOR											
FILE									REPLACEMENT COST											
W - W									FUNCTIONAL DEPRECIATION FACTORS											
JOISTS									SURPLUS CAP											
INTERIOR FINISH					TOTAL	173200		ENCROACHMENTS												
	B	1	2	3	A	GRADE	128		ECONOMIC											
DRYWALL/PLASTER		✓	✓			TOTAL	221700		BLIGHTED AREA											
PANELING						O. F.			COMM. LOCATION											
FIBERBOARD						TOTAL			OVERBUILT											
JNFINISHED	✓					C & D FACTOR			STRUCTURAL											
REMODELING DATA								SUMMARY OF BUILDINGS												
KITCHEN								TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE	
PLUMBING								DWELLING			2 FPOA	1639		BTS	1795	AVD	221700	40	133020	
HEAT								GARAGE												
BASEMENT								BARN												
OTHER								SHED			1 FPOA 14x20	290	1750	L	02	F	4900	50%	1960	
REPL. COST								COMMERCIAL BUILDING												
								LISTED												
								DATE												

SKETCH									
<p style="text-align: right;">F & F M & E I & E R</p>									

CONTEMPORARY	SPLIT LEVEL	RANCH (R)	CAPE	COLONIAL	CONVENTIONAL
MEMORANDA					
TOTAL CARDS THRU					
TOTAL VALUE ALL BUILDINGS 134980					

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.