

MAP AND LOT: 14-5

11 OAK STREET

PROPERTY ASSESSMENT RECORD

card 1 of 2

ALFRED, MAINE



RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
14-5 Morningstar, John & Smoot, Duane 11 Oak St				
DNR Enterprises LLC	6/5/07	15175	169	310000
Village Square Realty Condominiums Oak Street Realty, LLC	3-26-18	17682	533	375,000
Village Square Condominiums LLC	9/6/23	19306	761	

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL
TILLABLE			
PASTURE			
WOODLAND	1.45	4000	5800
WASTE LAND			
BASE	1.0		150000
TOTAL ACREAGE	2.45		
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR
180			
			2008
TOTAL VALUE LAND		155800	155800
TOTAL VALUE BUILDINGS		320700	225700
TOTAL VALUE LAND & BUILDINGS		476500	381500

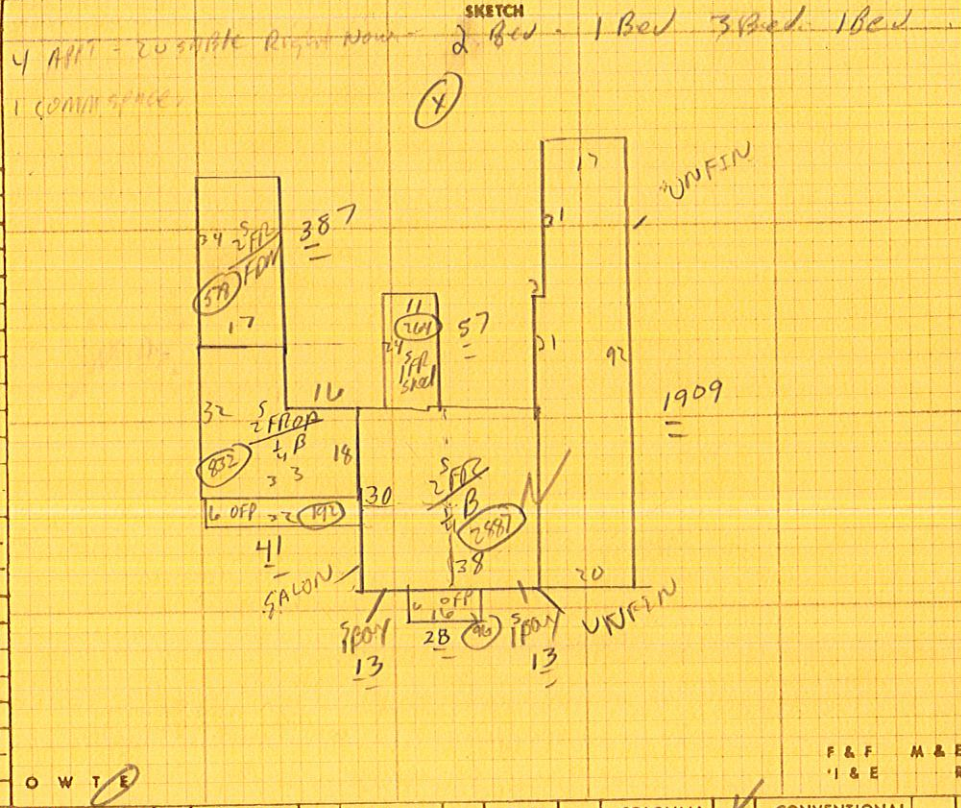
BUILDING PERMIT RECORD	PROPERTY FACTORS			
PERMIT NO.	EST. COST	DATE	TOPOGRAPHY	IMPROVEMENTS
			LEVEL	WATER
			HIGH	SEWER
			LOW	GAS
			ROLLING	ELECTRICITY
			SWAMPY	ALL UTILITIES
MEMORANDA				
4/08 1/2 OF HSE UNFIN BEING RENOVATED				
109 FOR FINISH + CONDITION OF HOME				
BS				
09 EST WALK 100%				
(20) moved building from 14-6				
			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		
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

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			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)			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 2 BED ROOMS			B P A			
SLATE/TILE/METAL					TOTAL ROOMS FAMILY ROOMS			SUB TOTAL			
ROLL/T & G					DWELLING COMPUTATIONS			LIGHTING			
EXTERIOR WALLS								HTG/AIR CON.			
BEVEL/DROP/ALUM/VIN					2 STORY F M			SPRINKLER			
SHINGLE ASPH/ASB/WOOD					832 S.F. 96800			PARTITIONS			
CB/STUCCO/BRICK VENEER/STONE					BASEMENT -3100			INTERIOR FINISH			
MASONITE/II-II					HEATING +10560			SF/CF PRICE			
PLATE GLASS - AL/WD					PLUMBING +2600			AREA CUBED			
FLOORS					ATTIC +2600			SUB TOTAL			
	8	1	2	3	A	INTERIOR FINISH			M & O.F.		
CONC/DIRT	✓					ADD. & PORCHES +244800			ADDITIONS		
HARD WOOD		✓	✓						TOTAL BASE		
SOFT WOOD/SUB		✓	✓						GRADE FACTOR		
TILE		✓	✓						REPLACEMENT COST		
W - W		✓	✓						FUNCTIONAL DEPRECIATION FACTORS		
JOISTS		✓	✓						SURPLUS CAP		
INTERIOR FINISH					TOTAL 351660			ENCROACHMENTS			
	B	1	2	3	A	GRADE 150			ECONOMIC		
DRYWALL/PLASTER		✓	✓			TOTAL 527490			BLIGHTED AREA		
PANELING		✓	✓						COMM. LOCATION		
FIBERBOARD		✓	✓						OBsolescence		
JNFINISHED		✓	✓						OVERBUILT		
REMODELING DATA								STRUCTURAL			
KITCHEN	1983								SUMMARY OF BUILDINGS		
PLUMBING	1982								TYPE		
HEAT									LOC.		
BASEMENT									NO.		
OTHER									CONSTRUCTION		
REPL. COST					527490			SIZE			
								RATE			
								GRADE			
								ERECTED			
								CONDITION			
								REPLACEMENT COST			
								DEPR.			
								TRUE VALUE			



CONTEMPORARY	SPLIT LEVEL	RANCH (R)	CAPE	COLONIAL	CONVENTIONAL						
MEMORANDA											
SUMMARY OF BUILDINGS											
TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING			2 FLOOR	832		A+	110	AVG	527490	40/100	316490
GARAGE											269019
BARN											
SHED			PER 18X50	900	1450	D	010	F	13050	60/20	4180
TOTAL CARDS THRU										272199	
TOTAL VALUE ALL BUILDINGS										220670	

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.

14-5

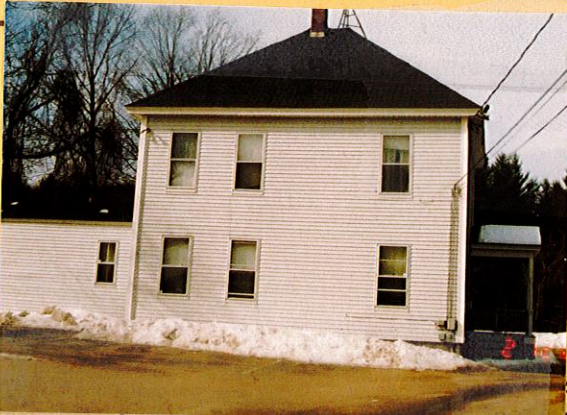
PARCEL NO.

CARD NO.

2

# PROPERTY ASSESSMENT RECORD

# ALFRED, MAINE



### RECORD OF OWNERSHIP

DATE

BOOK

PAGE

AMOUNT

### BUILDING PERMIT RECORD

### PROPERTY FACTORS

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL
TILLABLE			
PASTURE			
WOODLAND			
WASTE LAND			
BASE			

TOTAL ACREAGE				
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE

TOTAL VALUE LAND	
TOTAL VALUE BUILDINGS	
TOTAL VALUE LAND & BUILDINGS	

### 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	

PERMIT NO.	EST. COST	DATE

### TOPOGRAPHY

LEVEL
HIGH
LOW
ROLLING
SWAMPY

### IMPROVEMENTS

WATER
SEWER
GAS
ELECTRICITY
ALL UTILITIES

### MEMORANDA

### STREET

PAVED
SEMI-IMPROVED
DIRT
SIDEWALK

### TREND OF DISTRICT

IMPROVING
STATIC
DECLINING
BLIGHTED

### PROPERTY INFORMATION

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

INSPECTION WITNESSED BY:

### ASSESSMENT RECORD

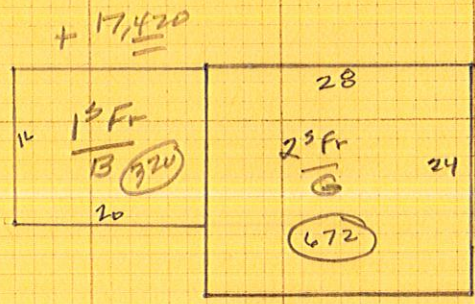
20	LAND	20	LAND	20	LAND	20	LAND
	BLDGS.		BLDGS.		BLDGS.		BLDGS.
	TOTAL		TOTAL		TOTAL		TOTAL
20	LAND	20	LAND	20	LAND	20	LAND
	BLDGS.		BLDGS.		BLDGS.		BLDGS.
	TOTAL		TOTAL		TOTAL		TOTAL
20	LAND	20	LAND	20	LAND	20	LAND
	BLDGS.		BLDGS.		BLDGS.		BLDGS.
	TOTAL		TOTAL		TOTAL		TOTAL

# BUILDING RECORD

COLOR BUILDING

14-5

OCCUPANCY					PLUMBING			COMMERCIAL COMPUTATIONS											
1	2	3	4		STANDARD	NO.	M	O	EXTERIOR WALL CODES										
VAC.	LOT DWELLING	COMM.	OTHER		BATHROOM				1 FRAME	5 STUCCO	9 CONCRETE								
BASEMENT					TOILET ROOM				2 BRICK	6 TILE	10 ENAM. STL.								
1	2	3	4	5	SINK/LAVATORY/SS				3 GLASS	7 STONE									
NONE	CRAWL	1/4	1/2	FULL	WATER CLOSET/URINAL				4 C B	8 METAL									
FOUNDATION									A                      B										
P	B & S	CB	CONC						EXTERIOR WALLS										
HEATING									PERIMETER	L/F	L/F								
NO HEAT									PERIM. AREA RATIO										
NO HEAT 2ND ONLY									NO. OF UNITS										
WARM AIR F G									AVG. UNIT SIZE										
HW/STEAM BB RAD									BASEMENT SIZE										
FLOOR/WALL FURNACE									SCHEDULE										
AIR CON. (ELEC.)									HT.										
ATTIC									BASEMENT										
1	2	3	4	5					FIRST										
NONE	UNFIN.	1/4	1/2	FULL					SECOND										
									THIRD										
									BASE PRICE										
ROOF					LIVING ACCOMMODATIONS			B P A											
SHINGLES ASP/ASB/WOOD					NO. OF UNITS	BED ROOMS		SUB TOTAL											
SLATE/TILE/METAL					TOTAL ROOMS	FAMILY ROOMS		LIGHTING											
ROLL/T & G					DWELLING COMPUTATIONS			HTG/AIR CON.											
EXTERIOR WALLS								SPRINKLER											
BEVEL/DROP/ALUM(VIN)					2.0 STORY F M			PARTITIONS											
SHINGLE ASPH/ASB/WOOD					672 S.F.	87,200		INTERIOR FINISH											
CB/STUCCO/BRICK VENEER/STONE					BASEMENT			SF/CF PRICE											
MASONITE/TI-II					HEATING			AREA CUBED											
PLATE GLASS - AL/WD					PLUMBING	+3520		SUB TOTAL											
FLOORS					ATTIC			M & O.F.											
CONC/DIRT					INTERIOR FINISH			ADDITIONS											
HARD WOOD					ADD. & PORCHES	17,420		TOTAL BASE											
SOFT WOOD/SUB								GRADE FACTOR											
TILE								REPLACEMENT COST											
W - W								FUNCTIONAL DEPRECIATION FACTORS											
JOISTS								SURPLUS CAP	ENCROACHMENTS	ECONOMIC									
								BLIGHTED AREA	COMM. LOCATION	OBSOLESCENCE									
								OVERBUILT	STRUCTURAL										
								SUMMARY OF BUILDINGS											
					TOTAL	109,840		TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
					GRADE	1.10		DWELLING			2 <sup>nd</sup> Fr/B	672	-	CA10	1980	AV	120,825	25	90,600
					TOTAL	120,825		GARAGE											
					O. F.			BARN											
					TOTAL			SHED											
					C & D FACTOR														
REMODELING DATA								COMMERCIAL BUILDING											
KITCHEN																			
PLUMBING																			
HEAT																			
BASEMENT																			
OTHER																			
					REPL. COST			LISTED	DATE										
								7/6/2020	12/4										



F & F M & I & E

O W T E

CONTEMPORARY	SPLIT LEVEL	RANCH (R)	CAPE	COLONIAL	CONVENTIONAL
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MEMORANDA

Ador 13,400  
+ 38% 4020  
17,420

Moved home from next lot

TOTAL CARDS THRU									
TOTAL VALUE ALL BUILDINGS									
+ 279,200									
263,800									

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.