

MAP AND LOT: 1-3-10

92 OLD FALLS POND ROAD

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE



1-3-10 3647 109
Walker, Thomas And Helen
57 Bolivar St

Walker, Thomas J. 2-18-15 16971 163

LAND VALUE COMPUTATIONS AND SUMMARY

BUILDING PERMIT RECORD

PROPERTY FACTORS

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL
TILLABLE			
PASTURE			
WOODLAND	1.50	4000	6000
WASTE LAND			
BASE	1.0		5000
TOTAL ACREAGE		2.50	
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR
200			
TOTAL VALUE LAND		56000	56000
TOTAL VALUE BUILDINGS		108200	115000
TOTAL VALUE LAND & BUILDINGS		164200	171000

MEMORANDA
 (12) Added 12x24 FGR, 100% good

TOPOGRAPHY	IMPROVEMENTS
LEVEL	WATER Drilled ✓
HIGH	SEWER Septic ✓
LOW	GAS ✓
ROLLING	ELECTRICITY ✓
SWAMPY	ALL UTILITIES ✓
STREET	
PAVED	IMPROVING
SEMI-IMPROVED	STATIC ✓
DIRT	DECLINING
SIDEWALK	BLIGHTED

PROPERTY INFORMATION	
LAND COST	
BLDG. COST	420,000 HSC & GAR 126000
SALE PRICE	
RENT	
EXPENSE	
NET RENT	
LAND	@ % equals
BLDG.	@ % equals
TOTAL	

INSPECTION WITNESSED BY:
 x Thomas J. Walker

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL
SOFTWOOD			
MIXED WOOD			
HARDWOOD			
WASTE LAND			
BASE			
TOTAL ACREAGE			
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR
TOTAL VALUE LAND			
TOTAL VALUE BUILDINGS			
TOTAL VALUE LAND & BUILDINGS			

ASSESSMENT RECORD

LAND	BLDG.	TOTAL
20	20	20
20	20	20
20	20	20
20	20	20
20	20	20
20	20	20
20	20	20
20	20	20
20	20	20
20	20	20
20	20	20

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	SS	✓	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)	ND		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	1.0	BED ROOMS	3	B P A		
SLATE/TILE/METAL					TOTAL ROOMS	5	FAMILY ROOMS		SUB TOTAL		
ROLL/T & G					DWELLING COMPUTATIONS			LIGHTING			
EXTERIOR WALLS					1.0 STORY F M			HTG/AIR CON.			
BEVEL/DROP/ALUM/VIN					1350 S.F.	94800			SPRINKLER		
SHINGLE ASPH/ASB/WOOD					BASEMENT			PARTITIONS			
CB/STUCCO/BRICK VENEER/STONE					HEATING			INTERIOR FINISH			
MASONITE/TI-II					PLUMBING	+2640		SF/CF PRICE			
PLATE GLASS - AL/WD					ATTIC			AREA CUBED			
FLOORS					INTERIOR FINISH			SUB TOTAL			
	B	1	2	3	A	ADD. & PORCHES	+3500		M & O.F.		
CONC/DIRT					FUNCTIONAL DEPRECIATION FACTORS			ADDITIONS			
HARD WOOD					SURPLUS CAP			TOTAL BASE			
SOFT WOOD/SUB					ENCROACHMENTS			GRADE FACTOR			
FILE					ECONOMIC			REPLACEMENT COST			
W - W					BLIGHTED AREA			COMM. LOCATION			
JOISTS					OVERBUILT			OBSCOLESCENCE			
2x10 16"OC					STRUCTURAL			TOTAL BASE			
2x6 w/suj					TOTAL			FUNCTIONAL DEPRECIATION FACTORS			
INTERIOR FINISH					TOTAL			SURPLUS CAP			
	B	1	2	3	A	GRADE			ENCROACHMENTS		
DRY WALL/PLASTER					TOTAL			ECONOMIC			
PANELING					O. F.			BLIGHTED AREA			
FIBERBOARD					TOTAL			COMM. LOCATION			
UNFINISHED					C & D FACTOR			OBSCOLESCENCE			
REMODELING DATA					REPL. COST			OVERBUILT			
KITCHEN					95890			STRUCTURAL			
PLUMBING								TOTAL			
HEAT								TOTAL			
BASEMENT								TOTAL			
OTHER								TOTAL			

SKETCH									
② 524									
③									
D GAR									
F & F M & E I & E R									

CONTEMPORARY	SPLIT LEVEL	RANCH (R)	✓	CAPE	COLONIAL	CONVENTIONAL
MEMORANDA						
O W T E Modular						

SUMMARY OF BUILDINGS											
TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING			15/FR	1350		C-5	2003	Exc	95890	5	91100
GARAGE	①		15/FR 30x30	900		C	2003	✓	16300	-10	14670
BARN											
SHED	②		15/FR 12x16	192	1750	C	2001	C	3360	10/20	2420
Garage	③		15/FR 12x24	288		C	2011	V6	7560	10	6804
TOTAL CARDS THRU											
TOTAL VALUE ALL BUILDINGS											
114994											
108190											