PARCEL NO. 22 613 CARD NO.

PROPERTY ASSESSMENT RECORD

NEWFIELD, MAIN

75 WAKEFIELD ROAD

~~Johnson, Ann W. & George Thomas~~

Nichols, JR., Clarence & Jill

RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
	12-11-12	16489	781	Joint tenan
Nichols Jr, Clarence & Jill	1.4.17	17398	92	288,000

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL
TILLABLE			
PASTURE			
WOODLAND	8.04		19080
WASTE LAND			
BASE	1.43	below	—
TOTAL ACREAGE	9.47		

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	
S 415	150	1500	S	1500	622500
XF & TOPO - 75%					-466880

TOTAL VALUE LAND	205800	174700
TOTAL VALUE BUILDINGS	166600	166600
TOTAL VALUE LAND & BUILDINGS	372400	341300

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 PT. PRICE

TOTAL VALUE LAND	
TOTAL VALUE BUILDINGS	
TOTAL VALUE LAND & BUILDINGS	

BUILDING PERMIT RECORD

PERMIT NO.	EST. COST	DATE

MEMORANDUM

INSPECTION WITNESSED BY:

X:

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL		WATER Drilled	
HIGH		SEWER septic	
LOW		GAS	
ROLLING	✓	ELECTRICITY	
SWAMPY		ALL UTILITIES	

STREET		TREND OF DISTRICT	
PAVED	✓	IMPROVING	
SEMI-IMPROVED		STATIC	✓
DIRT		DECLINING	
SIDEWALK		BLIGHTED	

PROPERTY INFORMATION

LAND COST		
BLDG. COST	c/c 172000 (09)	
SALE PRICE		
RENT		
EXPENSE		
NET RENT		
LAND	@	% equals
BLDG.	@	% equals
TOTAL		

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

OCCUPANCY — 1 (2) 3 4 — VAC. LOT / DWELLING / COMM. / OTHER

BASEMENT — 1 2 3 4 (5) — NONE / CRAWL / ¼ / ½ / 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. / ¼ / ½ / 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/T1-11	
PLATE GLASS - AL/WD	

FLOORS

	B	1	2	3	A
(CONC)/DIRT					
HARD WOOD		✓			
SOFT WOOD/SUB					
TILE Ceramic	✓	✓			
W - W					

JOISTS 2x10 16" HC — 2x6 WALLS

INTERIOR FINISH

	B	1	2	3	A
(DRYWALL/PLASTER)	✓	✓			
PANELING					
FIBERBOARD					
UNFINISHED	1/2				

REMODELING DATA

KITCHEN
PLUMBING
HEAT
BASEMENT
OTHER

PLUMBING

	NO.	M	O
STANDARD		✓	
BATHROOM		✓	
TOILET ROOM			
SINK/LAVATORY/SS			
WATER CLOSET/URINAL			
NO PLUMBING			

OTHER FEATURES

PART MASONRY WALLS	
FIREPLACE (INGRADE)	110 = 110
BSMT. RR/(APT)	500 @ ✓
BSMT. GAR 1 2	22
BUILT-IN RANGE/DW/DISP	
MODERN KITCHEN	
EXTERIOR BETTER	
INTERIOR BETTER	

LIVING ACCOMMODATIONS

NO. OF UNITS 1.0 BEDROOMS 2
TOTAL ROOMS 6 FAMILY ROOMS

DWELLING COMPUTATIONS

1.0 STORY (F) M

1188 S.F.		109000
BASEMENT		
HEATING		
PLUMBING		+ 3300
ATTIC		
INTERIOR FINISH		
ADD. & PORCHES		+ 21800
TOTAL		134100
GRADE		116
TOTAL		155560
O. F.		+ 11000
TOTAL		166560
C & D FACTOR		
REPL. COST		166560

COMMERCIAL COMPUTATIONS

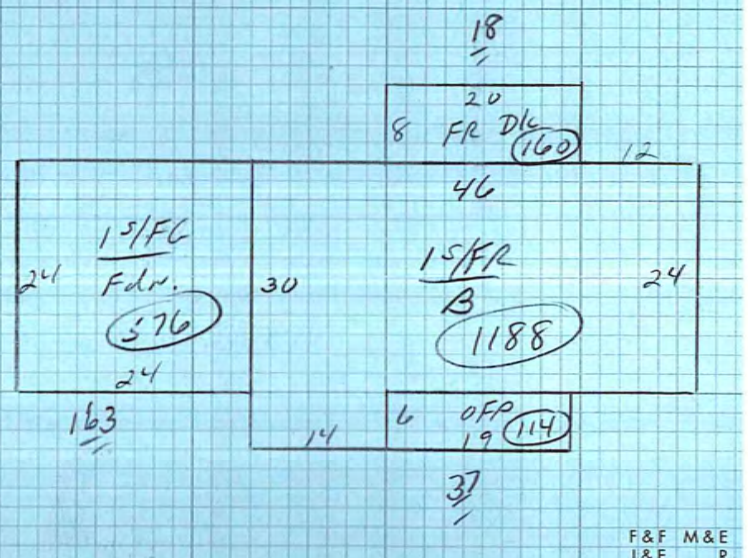
EXTERIOR WALL CODES
1 FRAME 2 BRICK 3 GLASS 4 C B 5 STUCCO 6 TILE 7 STONE 8 METAL 9 CONCRETE 10 ENAM. STL.

EXTERIOR WALLS		
PERIMETER	L/F	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		ENCROACHMENT		ECONOMIC	
BLIGHTED AREA		COMM. LOCATION		OBSOLESCENCE	
OVERBUILT		STRUCTURAL			

SKETCH



O W T (E)

F & F M & E
I & E R

CONTEMPORARY | SPLIT LEVEL | RANCH (R) ✓ | CAPE | COLONIAL | CONVENTIONAL

MEMORANDA

SUMMARY OF BUILDINGS

TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT CODE	DEPR.	TRUE VALUE
DWELLING			1S/FR	1188 SF		B-5	2009	VG	166560	5/5	150324
GARAGE/SLAB	(D)		1S/FR 28x28	784 SF		C	2011	G	19000	5/10	16240
BARN											
SHED											
COMMERCIAL BUILDING											
									TOTAL CARDS	THRU	

LISTED RJP — DATE

TOTAL VALUE ALL BUILDINGS 16656

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.