PARCEL NO. 23 024.1 CARD NO.

PROPERTY ASSESSMENT RECORD

NEWFIELD, MAI

85 S. Effingham ROAD

Boynton, Wendy + Aaron

RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOU
Boynton	9-3-04	14221	363	254,7
Kearns, Andrew P + Sheena L.	4.11.17	17451	503	250,0

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL
TILLABLE			
PASTURE			
WOODLAND	2.16	3000	6480
WASTE LAND			
BASE	1.0		50000
TOTAL ACREAGE	3.16		

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	

TOTAL VALUE LAND	56500
TOTAL VALUE BUILDINGS	186700
TOTAL VALUE LAND & BUILDINGS	243200

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: Aaron Boynt

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		
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	

BUILDING RECORD

COLOR BUILDING Brown

OCCUPANCY — 1 VAC. LOT ✓ | 2 DWELLING | 3 COMM. | 4 OTHER

BASEMENT — 1 NONE | 2 CRAWL | 3 ¼ | 4 ½ | 5 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 NONE ✓ | 2 UNFIN. | 3 ¼ | 4 ½ | 5 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 – Cer		✓	✓		
W - W		✓	✓		
JOISTS					

INTERIOR FINISH

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

REMODELING DATA

KITCHEN
PLUMBING
HEAT
BASEMENT
OTHER

PLUMBING

	NO.	M	O
STANDARD		✓	
BATHROOM		✓	
TOILET ROOM		✓	
SINK/LAVATORY/SS			
WATER CLOSET/URINAL			✓
HOT WB 40		✓	
NO PLUMBING			

OTHER FEATURES

PART MASONRY WALLS	
FIREPLACE (INGRADE)	NO
BSMT. RR/APT.	
BSMT. GAR 1 2	
BUILT-IN RANGE/DW/DISP	
MODERN KITCHEN	
EXTERIOR BETTER	
INTERIOR BETTER	

LIVING ACCOMMODATIONS

NO. OF UNITS 1.0 BEDROOMS 3
TOTAL ROOMS 7 FAMILY ROOMS

DWELLING COMPUTATIONS

2.0 STORY	D	M
1140 S.F.		149100
BASEMENT		
HEATING		
PLUMBING		+ 9500
ATTIC		
INTERIOR FINISH		
ADD. & PORCHES		+ 2600
TOTAL		161200
GRADE		1.43
TOTAL		230520
O. F.		
TOTAL		
C & D FACTOR		
REPL. COST		230520

COMMERCIAL COMPUTATIONS

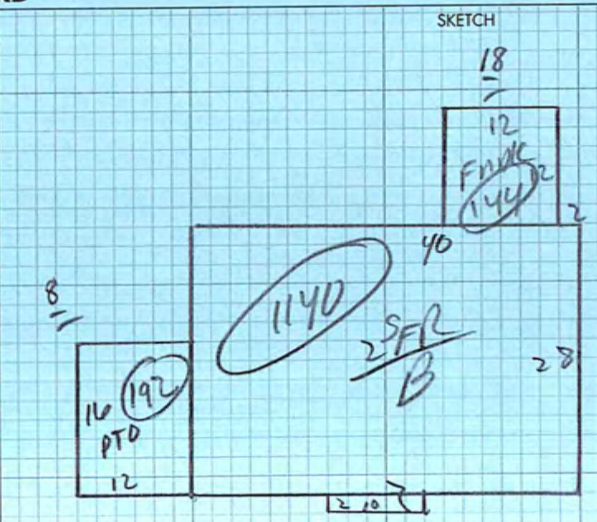
EXTERIOR WALL CODES
1 FRAME | 2 BRICK | 3 GLASS | 4 C B | 5 STUCCO | 6 TILE | 7 STONE | 8 METAL | 9 CONCRETE | 10 ENAM. STL.

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



F & F M & E
I & E R

O W T E

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			2 FR	1140 ft		M-5	2004	Ave	230520	10/10	1867
GARAGE											
BARN											
SHED											
COMMERCIAL BUILDING											

TOTAL CARDS THRU

TOTAL VALUE ALL BUILDINGS 1867

LISTED TR DATE 7-25-14

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.