PARCEL NO. R1-82A CARD NO.

PROPERTY ASSESSMENT RECORD

LOVELL, MAIN

MOULTON, MARK 178
Maplot: R01-082-A
344 FERN DRIVE

DATE	BOOK	PAGE	AMOUNT
09 20 2022	5716	283	252,500
			State S

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL
TILLABLE		180	
PASTURE			
WOODLAND	.22	5000	1100
WASTE LAND			
BASE	1.0		80000
TOTAL ACREAGE	1.22		

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE

TOTAL VALUE LAND	81100
TOTAL VALUE BUILDINGS	236200
TOTAL VALUE LAND & BUILDINGS	317200

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	

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		
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

COLOR BUILDING WHI

BUILDING RECORD

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

BASEMENT: 1 ONE | 2 CRAWL | 3 ¼ | 4 ½ | FULL

FOUNDATION: P | B&S | CB | CONC

HEATING

	M	O
) HEAT		
) HEAT 2ND ONLY		
ARM AIR F G		
/STEAM RAD	✓	
OOR/WALL FURNACE		
CON./ELEC.		

ATTIC: 1 ONE | 2 UNFIN. | 3 ¼ | 4 ½ | 5 FULL

ROOF

INGLES/ASB/WOOD	✓
ATE/TILE/METAL	
ILL/T & G	

EXTERIOR WALLS

VEL/DROP/ALUM/VIN	✓
INGLE ASPH/ASB/WOOD	
/STUCCO/BRICK VENEER/STONE	
ASONITE/T1-11	
ATE GLASS - AL/WD	

FLOORS

	B	1	2	3	A
DIRT/DIRT	✓				
ARD WOOD					
OFT WOOD/SUB					
E		✓			
- W		✓			
ISTS					

INTERIOR FINISH

	B	1	2	3	A
WALL/PLASTER		✓			
NELING					
BERBOARD					
NFINISHED	✓				

REMODELING DATA: TCHEN | UMBING | EAT | ASEMENT | THER

PLUMBING

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

OTHER FEATURES

PART MASONRY WALLS	
FIREPLACE (INGRADE)	
BSMT. RR/APT.	
BSMT. GAR 1 2	
BUILT-IN RANGE/DW/DISP	
MODERN KITCHEN	
EXTERIOR BETTER	
INTERIOR BETTER	
Generator 10KW	✓

LIVING ACCOMMODATIONS: NO. OF UNITS 1 | BEDROOMS 3 | TOTAL ROOMS 6 | FAMILY ROOMS

DWELLING COMPUTATIONS

1 STORY F	M	
1400 S.F.	241,600	
BASEMENT		
HEATING		
PLUMBING	+ 6,600	
ATTIC		
INTERIOR FINISH		
ADD. & PORCHES	+ 11,100	
TOTAL	259,300	
GRADE	1.10	
TOTAL	285,230	
O. F.	+ 10,000	
TOTAL	295,230	
C & D FACTOR		
REPL. COST	295,230	

COMMERCIAL COMPUTATIONS

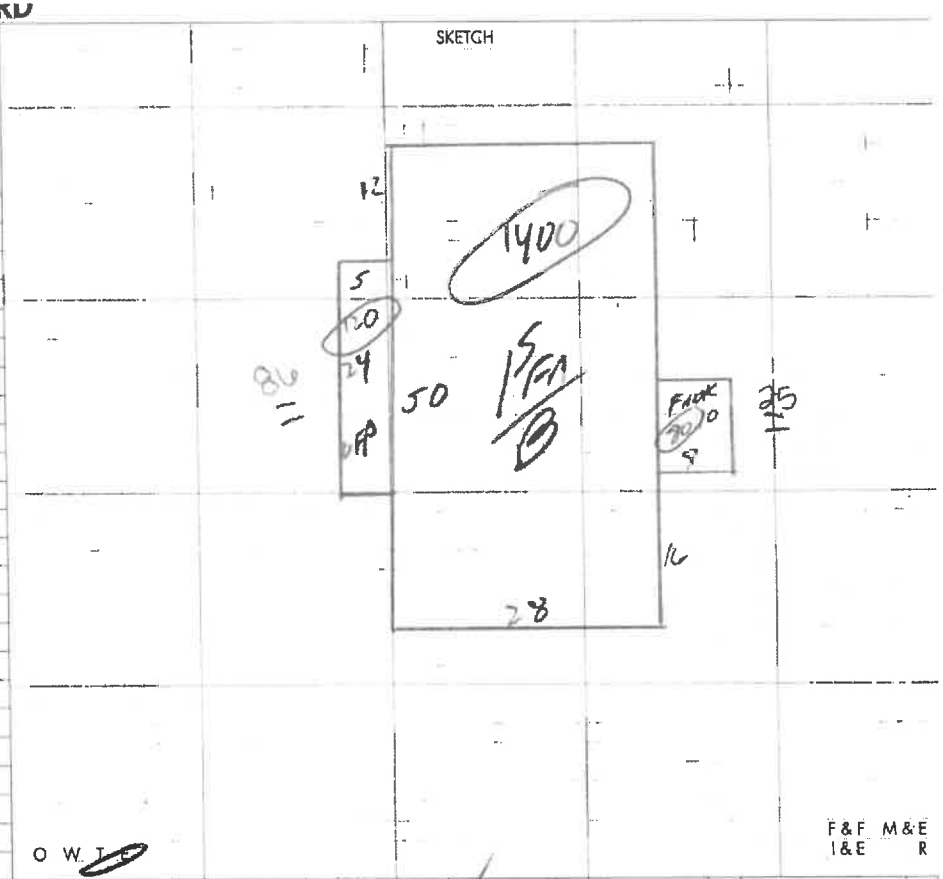
EXTERIOR WALL CODES
1 FRAME | 2 BRICK | 3 GLASS | 4 C B | 5 STUCCO | 6 TILE | 7 STONE | 8 METAL | 9 CONCRETE | 10 ENAM. STL.

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



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			FFA	1400 ft		C+10	2007	AV	295230	20	236184
GARAGE											
BARN											
SHED											
COMMERCIAL BUILDING											

TOTAL CARDS | THRU

LISTED TR | DATE 6-13-24

TOTAL VALUE ALL BUILDINGS 236184

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