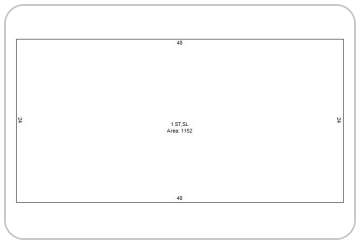
John E. O'Donnell & ASSOCIATES, INC.
PROPERTY TAX ASSESSMENT • EQUALIZATION • MAPPING









ALFRED
66 MOUSE LN

PROPERTY INFORMATION

Site:	**Map 003, Lot 008, Sub 003**
Town:	**Alfred**
Tax Year:	**2026**
Owner:	**Manuel, Beatrice**
Last Committed Tax:	**$2,543.73**

Land Value:	**$117,575**
Building Value:	**$172,989**
Total Real Value:	**$290,564**
Exemption Value:	**$31,000**
Net Taxable Real Value:	**$259,564**

OWNER INFORMATION

Owner #1:	**Manuel, Beatrice**
Owner #2:	**Manuel, Donald C**

Owner Since:	**12/13/2021**
Book:	**18898**

Documents:
- 003-008-003
- 003-008-003 Back

Mailing Address:	**8 Windsor Dr Alfred, ME 04002**
Trio Account #:	**1879**
Page:	**74**
Purchase Price:	**$0**

- 003-008-003 Shed
- 003-008-003 Sketch

LAND INFORMATION

LAND GROUP: TYPE	SIZE	VALUE
Primary Lot: Table 4	1 AC	$75,000
Primary Lot: Additional 4	1.01 AC	$7,575
	2.01 AC	**$82,575**

SITE IMPROVEMENT

Improvements made to the property such as a well, septic system or driveway.

DESCRIPTION	SI VALUE
Grade 3	$35,000
	$35,000

BUILDING DATA

BUILDING TYPE	AREA	GRADE	COND	F.OBS.	E.OBS.	VALUE	COLOR	YEAR
1-Story Frame	1152	3.50	85%	100%	100%	$171,718	WHT	
Shed	100	3.50	85%	100%	100%	$1,271		

VISIT HISTORY

DATE	PURPOSE	RESULT	INDIVIDUAL
11/16/2023	Equalization	Measure	Richard Grondin

EXEMPTIONS

TYPE	VALUE
Homestead	$25,000
Veteran (Maine)	$6,000