PARCEL NO. MAP 20 CARD NO. LOT 2 **PROPERTY ASSESSMENT RECORD** 182 **Town of FRENCHVILLE, MAINE**

CORRIVEAU, ARMAND R
32 US RTE 1
FRENCHVILLE ME 04745

32 US RTE 1

RECORD OF OWNERSHIP	DATE	BOOK	PAGE
CORRIVEAU, ARMAND			

ASSESSMENT RECORD

1971	LAND	19	LAND	19	LAND	19	LAND
	BLDGS.		BLDGS.		BLDGS.		BLDGS.
	TOTAL		TOTAL		TOTAL		TOTAL
1972	LAND	19	LAND	19	LAND	19	LAND
	BLDGS.		BLDGS.		BLDGS.		BLDGS.
	TOTAL		TOTAL		TOTAL		TOTAL
19	LAND	19	LAND	19	LAND	19	LAND
	BLDGS.		BLDGS.		BLDGS.		BLDGS.
	TOTAL		TOTAL		TOTAL		TOTAL

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL		WATER 1000/1350	
HIGH		SEWER 500/675	
LOW		GAS	
ROLLING		ELECTRICITY	
SWAMPY		ALL UTILITIES	

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

PROPERTY INFORMATION

LAND COST		
BLDG. COST		
SALE PRICE		
RENT		
EXPENSE		
NET RENT		
LAND	@	% =
BLDG.	@	% =
TOTAL		

BUILDING PERMIT RECORD

PERMIT NO.	EST. COST	DATE

MEMORANDA

4/1/08 IN-OFFICE VALUATION
INCREASE BY 35% BLDG & LAND

(1) INC

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL	ADJ.	4/1/08
TILLABLE			1998		
PASTURE					
WOODLAND					
WASTE LAND					
HOME SITE	1	5000	5000	6750	6750
TOTAL ACREAGE					

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE			
200	213						
Lot Improvement					+1500	+525	+2025
TOTAL VALUE LAND					6500	2275	8775
TOTAL VALUE BUILDINGS					42050	14718	56768
TOTAL VALUE LAND & BUILDINGS					48550	16993	65543

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL		
TILLABLE					
PASTURE					
WOODLAND					
WASTE LAND					
HOME SITE					
TOTAL ACREAGE					

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE			
TOTAL VALUE LAND							
TOTAL VALUE BUILDINGS							
TOTAL VALUE LAND & BUILDINGS							

BUILDING RECORD

CONSTRUCTION SPECIFICATIONS

OCCUPANCY

SINGLE FAMILY		STORE	
TWO FAMILY		OFFICES	
APARTMENT			

BASEMENT

NONE PART HALF FULL

SIZE

FOUNDATION

P B & S CB CONC

HEATING

1 NONE 2 BASE 3 AIRCON

WARM AIR	
HOT WATER/STEAM	
FLOOR FURNACE	
UNIT HEATERS	

WALLS

SIDING	ALUM	WOOD	
SHINGLE	ASB	WOOD ASPH	
STUCCO ON	FRAME	MAS	
BRICK VENEER			
CONCRETE BLOCK			
INSULATED			

ROOF

SHINGLE	WOOD	ASPH	
SLATE OR TILE			
COMPOSITION			
METAL			

FLOORS

	B	1	2	3	A
CONCRETE					
SOFTWOOD					
HARDWOOD					
TILE					
WOOD JOIST					
STEEL JOIST					
STEEL FR		REINF. CONC.			

INTERIOR FINISH

	B	1	2	3	A
PINE					
HARDWOOD					
PLASTER					
DRY WALL					
PANELING					
UNFINISHED					

PLUMBING

PLUMBING POINTS ( ) ____ ____

STANDARD		
BATHROOM		
TOILET ROOM		
SINK/LAVATORY		
WATER CLOSET		
URINAL		
TILING BATH TR		
NO PLUMBING		

ATTIC

1 NONE 2 UNFIN 3 HALF 4 FULL

OTHER FEATURES

PART MASONRY WALLS		
FIREPLACE		
MODERN KITCHEN		
BSMT RR APT		
GAR BSMT BI		

DWELLING COMPUTATIONS

UNIT	AMOUNT	AMOUNT
S.F.		
BASEMENT		
HEATING		
PLUMBING		
ATTIC		
ADDNS. & PCHS. ___		
TOTAL		
FACTOR %		
O.F. POINTS ( ) ____		
COST %		
DESIGN %		
C.&D. FACT ( )		
REPL. VALUE		

COMMERCIAL COMPUTATIONS

WL HT.		BLDG. A	BLDG. B	WL HT.
	B			
	1ST			
	2ND			
	3RD			
	TOTAL			
	B. P. A. %			
	G. F. %			
	FRONT			
	HTG. - A. C.			
	PLBG.			
	PTNS.			
	ELEVATOR			

S. F. PRICE	
AREA	
TOTAL	
ADDNS.	
REPL. VALUE	

ROOMS	B	1	2	3	A
KITCHEN					
LIV. & DIN. COMB.					
BATHROOM					
TOILET ROOM					
R. R. FAM. RM.					
BEDROOMS					

SKETCH

4/1/08 IN-OFFICE VALUATION
INCREASE BY 35% BLDG & LAND

CONTEMPORARY | SPLIT LEVEL | RANCH | GARRISON | CAPE

INSPECTION WITNESSED BY:

FUNCTIONAL DEPRECIATION FACTORS

SURPLUS CAPACITY		ENCROACHMENTS		OBSOLESCENCE			
BLIGHTED AREA		COMMERCIAL LOC		ECONOMIC			

BUILDING TYPE	CONSTRUCTION	SIZE	RATE	GRADE	AGE	CDU (1998)	REPL. VALUE		PHYS. DEPR.	FUNCT. DEPR.	TRUE VALUE
DWELLING							34570	46670			
GARAGE							4880	6588			
ATT OFP							2200	2970			
COM. BLDG.											
BARN											
SHED							400	540			
POOL											
							42050	56768			

LISTED	DATE	AREA	SUB-TOTAL OTHER BUILDINGS	
PRICED	CHECKED	HEARINGS	TOTAL VALUE BUILDINGS	

GRADE DENOTES QUALITY OF CONSTRUCTION: AA-EXCELLENT A-VERY GOOD B-GOOD C-AVERAGE D-CHEAP E-VERY CHEAP CDU FACTOR REFERS TO THE CONDITION, DESIRABILITY, AND USEFULNESS OF THE BUILDING

PARCEL NO. Map 20 Lot 2 CARD NO.

PROPERTY ASSESSMENT RECORD

Town of FRENCHVILLE, MAINE

CORRIVEAU, ARMAND R
32 US RTE 1
FRENCHVILLE ME 04745

32 US RTE 1

RECORD OF OWNERSHIP	DATE	BOOK	PAGE
[redacted]			
Corriveau, Armand			

ASSESSMENT RECORD

1971	LAND	19	LAND	19	LAND	19	LAND
	BLDGS.		BLDGS.		BLDGS.		BLDGS.
	TOTAL		TOTAL		TOTAL		TOTAL
1972	LAND	19	LAND	19	LAND	19	LAND
	BLDGS.		BLDGS.		BLDGS.		BLDGS.
	TOTAL		TOTAL		TOTAL		TOTAL
19	LAND	19	LAND	19	LAND	19	LAND
	BLDGS.		BLDGS.		BLDGS.		BLDGS.
	TOTAL		TOTAL		TOTAL		TOTAL

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL		WATER Dwell	
HIGH		SEWER Septic T	
LOW		GAS	
ROLLING		ELECTRICITY	
SWAMPY		ALL UTILITIES	

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

PROPERTY INFORMATION

LAND COST			
BLDG. COST			
SALE PRICE			
RENT			
EXPENSE			
NET RENT			
LAND	@	% =	
BLDG.	@	% =	
TOTAL			

BUILDING PERMIT RECORD

PERMIT NO.	EST. COST	DATE
1000		
500		

MEMORANDA

84 New siding - NC
85 - shed
89 - Kitchen - Low doPR 5%
98 ADD OFP
94 NC

Bill: Tricon Realty Tax Law
333 Metro Park PO Box 23740
Rochester, NY 14692

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL		
TILLABLE					
PASTURE					
WOODLAND					
WASTE LAND					
HOME SITE	1 A	5000	5000		
TOTAL ACREAGE	1 A		5000		

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE			
200	213						
Lot Surp.					+1500	(85)	84
TOTAL VALUE LAND					6500	6500	6500
TOTAL VALUE BUILDINGS					37855	37690	39850
TOTAL VALUE LAND & BUILDINGS					44355	44190	46350

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL		
TILLABLE					
PASTURE					
WOODLAND					
WASTE LAND					
HOME SITE					
TOTAL ACREAGE					

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE			
					(98)		
TOTAL VALUE LAND					6500		
TOTAL VALUE BUILDINGS					42050		
TOTAL VALUE LAND & BUILDINGS					48550		

COLE-LAYER-TRUMBLE CO. White

BUILDING RECORD

CONSTRUCTION SPECIFICATIONS

OCCUPANCY

SINGLE FAMILY	✓	STORE	
TWO FAMILY		OFFICES	
APARTMENT			

BASEMENT

NONE PART HALF (FULL)

SIZE

FOUNDATION Slab Grade

P B & S CB (CONC) S

HEATING

1 2 3

NONE BASE AIRCON

WARM AIR		
HOT WATER/STEAM	B13 oil	✓
FLOOR FURNACE	B13 wood	✓
UNIT HEATERS		

WALLS Vinyl

SIDING	ALUM	WOOD			
SHINGLE	ASB	WOOD	ASPH		
STUCCO ON	FRAME	MAS			
BRICK VENEER					
CONCRETE BLOCK					
INSULATED					✓

ROOF

SHINGLE	WOOD	(ASPH)	
SLATE OR TILE			
COMPOSITION			
METAL			

FLOORS

	B	1	2	3	A
CONCRETE	✓				
SOFTWOOD		✓			
HARDWOOD					
TILE		✓			
WW		✓			
WOOD JOIST		2"x8"x16"			✓
STEEL JOIST					
STEEL FR		REINF. CONC.			

INTERIOR FINISH

	B	1	2	3	A
PINE		✓			
HARDWOOD					
PLASTER					
DRY WALL		✓	Wall		
PANELING		✓			
UNFINISHED	✓				

PLUMBING

PLUMBING			
POINTS	( ) ___	___	
STANDARD			
BATHROOM			
TOILET ROOM			
SINK/LAVATORY			
WATER CLOSET			
URINAL			
TILING BATH TR			
NO PLUMBING			

ATTIC

1 NONE 2 UNFIN 3 HALF (4) FULL

OTHER FEATURES

PART MASONRY WALLS	525	
FIREPLACE		
MODERN KITCHEN		
BSMT RR APT		
GAR BSMT BI		

DWELLING COMPUTATIONS

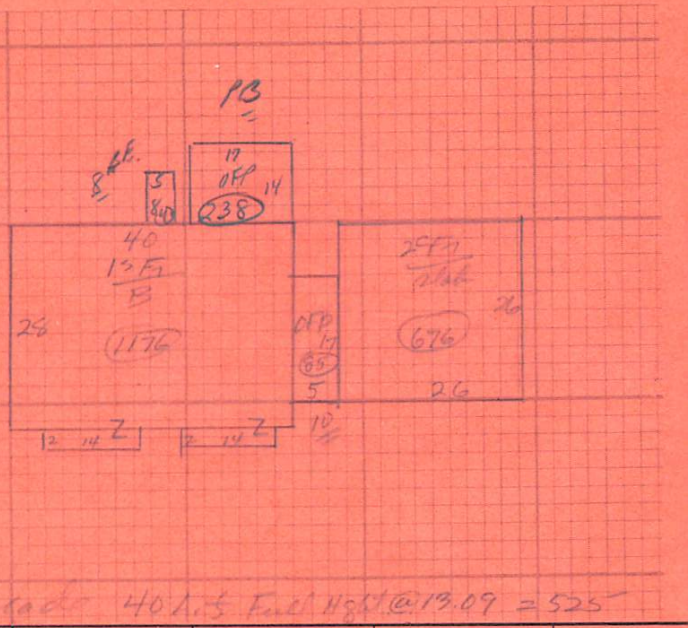
UNIT	1st	AMOUNT	AMOUNT
S.F.	1176	37010	
BASEMENT			
HEATING			
PLUMBING			
ATTIC			
ADDNS. & PCHS.	___	+1800	
TOTAL		39810	
FACTOR %		x 110	
		43690	
O.F. POINTS	( ) ___	+ 525	
COST %			
DESIGN %			
C. & D. FACT	( )		
REPL. VALUE		43215	

COMMERCIAL COMPUTATIONS

WL. HT.		BLDG. A	BLDG. B	WL. HT.
	B	4/1/08 IN-OFFICE VALUATION		
	1ST	INCREASE BY 35% BLDG & LAND		
	2ND			
	3RD			
	TOTAL			
	B. P. A. %			
	G. F. %			
	FRONT			
	HTG. - A. C.			
	PLBG.			
	PTNS.			
	ELEVATOR			
	S. F. PRICE			
	AREA			
	TOTAL			
	ADDNS.			
	REPL.			
	VALUE			

ROOMS	B	1	2	3	A
KITCHEN		✓			
LIV. & DIN. COMB.		✓			
BATHROOM		✓			
TOILET ROOM					
R. R. FAM. RM.					
BEDROOMS		3			

SKETCH



B.V. Facade 40 L.F. Fuel Hgt @ 13.09 = 525

CONTEMPORARY	SPLIT LEVEL	RANCH	GARRISON	CAPE

INSPECTION WITNESSED BY: 1/4,7

FUNCTIONAL DEPRECIATION FACTORS

SUPPLUS CAPACITY		ENCROACHMENTS		OBSOLESCENCE			
BLIGHTED AREA		COMMERCIAL LOC		ECONOMIC			

BUILDING TYPE	CONSTRUCTION	SIZE	RATE	GRADE	AGE	CDU	REPL. VALUE	PHYS. DEPR.	FUNCT. DEPR.	TRUE VALUE
DWELLING	1 Fl / B	1176		C+10	1960	Gd	43215	20 25		34570
GARAGE	2 Fl 26x26	(676)		C+5	1981	G	5145	5		4880
ATT OFP	SL	238		C	1997	G	2200	—		2200
COM. BLDG.										
BARN										
SHED	1 FR 12'x16'			B	1984	VG		50		400
POOL										

LISTED	DATE	AREA	SUB-TOTAL OTHER BUILDINGS	
PRICED	CHECKED	HEARINGS	42050 x 1350 = 56768 TOTAL VALUE BUILDINGS	42050

GRADE DENOTES QUALITY OF CONSTRUCTION: AA-EXCELLENT A-VERY GOOD B-GOOD C-AVERAGE D-CHEAP E-VERY CHEAP

CDU FACTOR REFERS TO THE CONDITION, DESIRABILITY, AND USEFULNESS OF THE BUILDING x 1.35