

M.S.A.D. # 24 110 SCHOOL DR VAN BUREN, ME 04785		Property Data			Assessment Record									
		Neighborhood:		Urban	Year	Land	Buildings	Exempt	Total					
		Tree Growth Recert. Year:			2014	\$245,700.00	\$7,486,000.00	OTHER	\$7,731,700.00					
		Last Known Permit Year:		2013										
BOOK:	PAGE:	DATE:	Zone Use:		Village									
Previous Ownership			Land Use:		Other									
	DATE:	Topography												
	DATE:	Rolling												
	DATE:	Utilities												
	DATE:	Water	Sewer											
	DATE:	Electric												
	DATE:	Street												
	DATE:	Paved												
	DATE:	Sale Data												
	DATE:	Sale Date:												
	DATE:	Price:												
	DATE:	Sale Type:			Land Data									
	DATE:	Financing:			Type	Acreage	Schedule Cost	Influence		Adjusted Cost				
	DATE:	Validity:						Factor %	Factor					
	DATE:	Verified:												
	DATE:													
Inspection Witnessed By: ESTIMATE					Base	15.00	\$15,000.00	100%	-	\$225,000.00				
X ESTIMATE Date: 3/4/2014					R-Rural	20.32	\$1,000.00	100%	W/Fractional Acreage	\$20,560.00				
					Wasteland	2.00	\$50.00	100%	-	\$100.00				
<u>Date Insp.</u>	<u>Description</u>	<u>Date Insp.</u>	<u>Description</u>											
3/4/2014	SEE NOTES													
Notes: FY 2014: Permit to install propane tanks for heating school. Adjusted building value accordingly. Information from previous card. CD														
					Totals:	37.32				\$245,660.00				
					<u>Frontage(+/-)</u>		<u>Depth(+/-)</u>							

Foundation		Roofing		Heating & Cooling (M&O)		Style-Year Built		Physical Depreciation		
Concrete	(G)	Composition	(G)	Adequate		Other	1978	15%		
Basement		Roof Type		Auto Oil (M)	Propane (M)	Framing		Economic Obsolescence		
None		Flat				1SBr & 2SBr		15%		
Finished Basement Area		Outlets & Wiring		Plumbing (M&O)		Area				
None		Adequate		Adequate		117,931sf				
Basement Garage		Fireplaces				Grade & Factor		Functional Obsolescence		
						M/S				
Exterior Walls		Hearths & Prefabs		Remodeling Data		# of Rooms (total)		Codes		
CB & ComBr	(G)							Good (G)	Modern (M)	
Facebrick on Frame		Attic Floor & Stairs						Fair (F)	Old (O)	
No								Poor (P)	UnFin/Fin/Inc	
Date Inspected: 3/4/2014	Notes: Adjusted physical depreciation. Building is not that old. Dimensions from previous card. Propane tanks location is on sketch card.					Entrance:		Reviewed		
						Information:		Other		
Occupancy, Additions, Outbuildings & Improvements							Computations			
Occupancy	Construction	Age-Size	Condition	Rep. Value	Phys. Value	Sound Value	Unit (SF)	Amount (\$)		
High School	1SBr & 2SBr	1978-Sketch	Good	\$10,031,210.86	\$8,526,529.23	\$ 7,247,549.85	High School: 117,931sf	\$ 10,031,210.86		
Outbuildings	Construction	Age-Size	Cond-Grade	Rep. Value	Dep-Obsole %	Sound Value				
1. Garage	1SSteel/S	2003-8,026sf	Excellent-\$30.00	\$240,780.00	5%-15%	\$ 194,429.85				
2. Tennis Courts	Asphalt + 10' Fence	????-100'x120'	Average-\$5.00	\$60,000.00	25%-15%	\$ 38,250.00				
3. Propane Tanks	6 LP Tanks	2013-1,000gal	SV	SV	SV	\$ 5,760.00				
4.										
5.										
6.										
7.										
8.										
9.										
10.										
11.										
Total SV of All Outbuildings						\$ 238,439.85				
Floors & Interior Finish					Town of Van Buren 51 Main St., Suite 101 Van Buren, ME 04785 Tel: (207) 868-2886 Fax: (207) 868-2222		Total		\$ 10,031,210.86	
Basement	1st Story	2nd Story	3rd Story	4th Story			Factor:	M/S	M/S	
	Tile	Tile				Fin Bsmnt:		-		
	Plaster	Plaster				Rep Value:		\$ 10,031,210.86		
					Interior Condition		Phys Dep:	85%		
					Basement	1st Story (G)	Phys Value:	\$ 8,526,529.23		
					2nd Story (G)	3rd Story	Econo Obsole:	85%		
					4th Story	Attic	Funct Obsole:	100%		
					Interior v. Exterior		SV Occupancy:	\$ 7,247,550		
					=		SV All Buildings	\$ 7,485,990		

1

School (see "Sketch" card)



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M/S Grading:
High School
C-Good
LM: .94
CM: 1.01
\$85.06/sf

29,310sf
 3,696sf
 425sf
 9,965sf
 10,738sf
 480sf
 7,340sf
 1,188sf
54,364sf (27,182sf x 2)
 117,931sf

