


TONY VAILLANCOURT 112 MARIST COLLEGE DR VAN BUREN, ME 04785		<b>Property Data</b>		<b>Assessment Record</b>					
		<b>Neighborhood:</b>	Industrial	<b>Year</b>	<b>Land</b>	<b>Buildings</b>	<b>Exempt</b>	<b>Total</b>	
		<b>Tree Growth Recert. Year:</b>		2013	\$15,900.00	\$94,400.00	N/A	\$110,300.00	
		<b>Last Known Permit Year:</b>	2012	2014	\$15,900.00	\$116,900.00	N/A	\$132,800.00	
<b>BOOK:</b> 1802	<b>PAGE:</b> 345	<b>DATE:</b>	4/3/2013	<b>Zone Use:</b>	Industrial				
<b>Previous Ownership</b>		<b>Land Use:</b>	Industrial						
TOWN OF VAN BUREN	<b>DATE:</b>	<b>Topography</b>							
FASTBIKES, LLC	1/12/2013	Rolling							
ADVANCED COMPOSITE ENGINEERING CORPORATION	<b>DATE:</b>	<b>Utilities</b>							
	7/2/2004	Water	Sewer						
	8/16/1996	Electric							
	<b>DATE:</b>	<b>Street</b>							
		Paved							
	<b>DATE:</b>	<b>Sale Data</b>							
		<b>Sale Date:</b>	4/1/2013						
	<b>DATE:</b>	<b>Price:</b>	\$16,559						
	<b>DATE:</b>	<b>Sale Type:</b>	L & B	<b>Land Data</b>					
	<b>DATE:</b>	<b>Financing:</b>	Assumed Mortgage	<b>Type</b>	<b>Acreage</b>	<b>Schedule Cost</b>	<b>Influence</b>		<b>Adjusted Cost</b>
	<b>DATE:</b>	<b>Validity:</b>	Other Non-Valid				<b>Factor %</b>	<b>Factor</b>	
	<b>DATE:</b>	<b>Verified:</b>	Public Record						
<b>Inspection Witnessed By:</b> THOMAS R. CANNON				Base	1.00	\$8,000.00	100%	-	\$8,000.00
X  <b>Date:</b> 10/23/2012				R-Industrial	4.37	\$1,500.00	100%	w/Fractional Acreage	\$6,915.00
				Well	-	\$1,000.00	100%	-	\$1,000.00
<b>Date Insp.</b>	<b>Description</b>	<b>Date Insp.</b>	<b>Description</b>						
9/14/2000	INT/EXT INSPECTION								
10/23/2012	INT/EXT INSPECTION								
<b>Notes:</b> Town sewer ends at this lot. FY 2013: Adjusted land valuation to include a drilled well. Also, adjusted acreage according to deed. Permit to repair roof, walls & ceilings. Roof is the only thing complete as of 3/18/2013, confirmed with Tony Vaillancourt via telephone. Adjusted building values accordingly. Check back in 2013. <b>CD</b> FY 2014: Storage trailers outback added to valuation at SV. Adjusted values accordingly. <b>CD</b>				<b>Totals:</b>	5.37				\$15,915.00
				<b>Frontage(+/-)</b>	<b>Depth(+/-)</b>				
				350'	668.33'				

<b>Building Data--Year Built:</b>	1988	<b>SF Fin Basement-Info:</b>		<b>Layout:</b>	Typical						
<b>Build Style-Info:</b>	Other	<b>Fin Bsmt Gr-Cond</b>		<b>Attic:</b>	Floor & Stairs						
<b># of units-Info:</b>	1	<b>Heat Type-Source:</b>	Hot Water/Vapor	Auto Oil Burner	<b>Insulation:</b>	Full					
<b># of stories-Info:</b>	1	<b>Cool Type-Info:</b>			<b>Unfinished %:</b>						
<b>Ext Walls-Data:</b>	Metal	Average	<b>Kitchen Style(s)-# Sinks:</b>	Modern	1	<b>Grade &amp; Factor:</b>	M/S				
<b>Roofing-Type:</b>	Asphalt	Gable	<b># Rooms (Total)-Info:</b>			<b>Square Foot (SF):</b>	8,900sf				
<b>YR Remod-Data:</b>	2012	Roof	<b># Bedrooms (Bsmnt &amp; 1st):</b>			<b>Condition:</b>	Average				
<b>Fndtn-Cond:</b>	Concrete	Average	<b># Bedrooms (2nd &amp; 3rd):</b>			<b>Physical % Good:</b>	75%				
<b>Basmt-Status:</b>			<b># Full Baths-Style:</b>			<b>Functional % Good:</b>	70%				
<b>Bsmt Gar-# Cars:</b>			<b>Add Plumbing Fixtures:</b>	3 Toilet Rooms	Water Fountain	<b>Functional Obsole.:</b>					
<b>Framing-Info:</b>			<b>Add Plumbing Fixtures:</b>	Utility Sink		<b>Economical % Good:</b>	75%				
<b>Lighting-Info:</b>	Outlets & Wiring	3 Phase	<b># Fireplaces &amp; Prefabs-Hearths:</b>			<b>Economical Obsole.:</b>	Econo/S&D				
<b>Date Inspected:</b>	10/23/2012	<b>Notes:</b> FY 2013: Permit to repair roof, ceilings, and interior walls. M/S Grading: Light Industrial, S-Avg, LM: .94, CM: 1.01, included in \$/sf. No sprinklers.				<b>Entrance:</b>	Interior				
						<b>Information:</b>	Other				
<b>Occupancy, Additions, Outbuildings &amp; Improvements</b>						<b>Computations</b>					
<b>Occupancy</b>	<b>Construction</b>	<b>Size-Age</b>	<b>Condition</b>	<b>Rep. Value</b>	<b>Phys. Value</b>	<b>Sound Value</b>	<b>Unit (SF)</b>	<b>Amount (\$)</b>			
Bicycle Manu	1SFr/S	Sketch-1988	Average	\$234,693.00	\$176,019.75	\$ 94,410.37	Indust Manu: 8,900sf	\$ 234,693.00			
<b>Type</b>	<b>Construction</b>	<b>Size-Age</b>	<b>Cond-Grade</b>	<b>Rep. Value</b>	<b>Dep-Obsole %</b>	<b>Sound Value</b>					
1-9. Box Trailers	Box Trailers	SV	SV	SV	SV	\$ 22,500.00					
<b>Total SV of All Outbuildings</b>							\$	22,500.00			
<b>Floors &amp; Interior Finish</b>				Town of Van Buren 51 Main St., Suite 101 Van Buren, ME 04785 Tel: (207) 868-2886 Fax: (207) 868-2222				<b>Total</b>	\$ 234,693.00		
<b>Basement</b>	<b>1st Story</b>	<b>2nd Story</b>	<b>3rd Story</b>	<b>4th Story</b>				<b>Factor:</b>	M/S		
	Concrete							<b>Fin Bsmt:</b>	-		
	W/W Carpet							<b>Replace Value</b>	\$ 234,693.00		
	Drywall							<b>Physical Dep</b>	25%		
<b>Interior Condition</b>					<b>Basement</b>				<b>Physical Value</b>	\$ 176,019.75	
					<b>1st Story</b>	Poor				<b>Funct Obsole</b>	30%
					<b>2nd Story</b>				<b>Econo Obsole</b>	25%	
					<b>3rd Story</b>				<b>SV Occupancy</b>	\$ 94,410	
					<b>4th Story</b>				<b>SV All Buildings</b>	\$ 116,910	

