

PROPERTY ASSESSMENT RECORD

U27 - 22
2 ABBEY LANE

OF

RESIDENTIAL PROPERTY

REMARKS:

ASSESSMENT RECORD

RECORD OF OWNERSHIP

	DATE	BOOK	PAGE	SALE PRICE
MCDUGALL, SHANNON & HASKELL, GREGORY M HIGGINS, SHAWN A & HIGGINS, CHARLOTTE A.	5/28/97	13100	320	
	12/04/07	25659	101	416,000
ROSOLINO, JOSEPH W. & VIGLIAROLA, GINA	8/6/12	29812	55	385,000
KRAUSE, DAVID J.	5/2/17	33978	45	475,000
RASHID, SHAISTA	5/3/19	35622	233	526,900

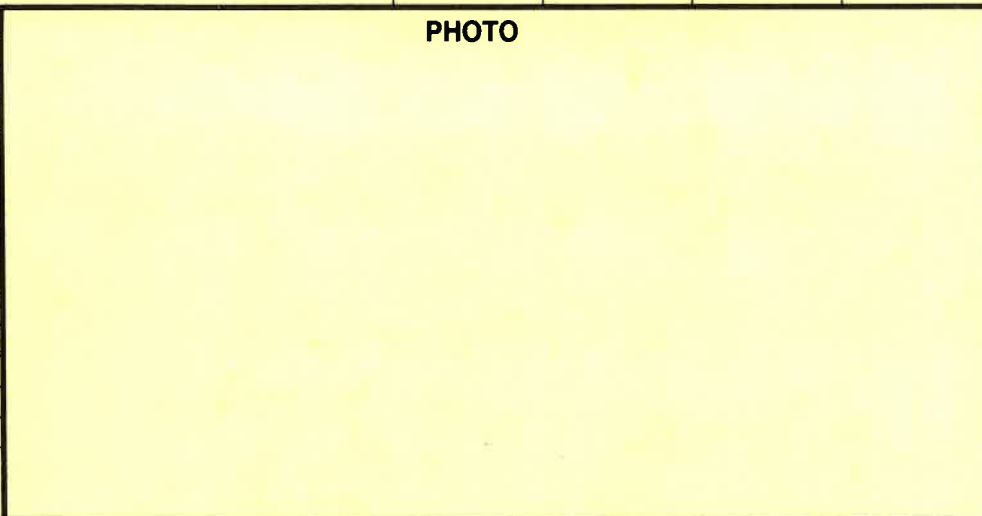
10/98 stated
unbuildable - well lands
3/26/2002 site is buildable
Excavation begun no
new constr. change site for
2002.

LAND	22,200
BLDGS	-
TOTAL	22,200
LAND	8200
BLDGS	
TOTAL	
LAND	90,000-
BLDGS	
TOTAL	

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL		WATER	
HIGH		SEWER	
LOW	X	GAS	
ROLLING		ELECTRICITY	
SWAMPY		ALL UTILITIES	
STREET		TREND OF DISTRICT	
PAVED	X	IMPROVING	
SEMI-IMPROV		STATIC	X
DIRT		DECLINING	
SIDEWALK			

PHOTO



INSPECTION WITNESSED BY:
Review with Gary McDevigall

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL	TOTAL	TOTAL
TILLABLE					
PASTURE					
WOODLAND					
WASTE LAND					
HOMESITE					
TOTAL ACREAGE	4.2 AC				
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	
40'	62.41			207	
TOPO	% XF	% UND	% GROSS	%	
C.I.					
TOTAL LAND VALUE					

BUILDING PERMIT RECORD

PURPOSE	NUMBER	DATE	AMOUNT
SFD	020320	8-14-02	207,000-
12'x16' shed	04047	7-19-03	1500-

DEED DESCRIPTION

LAND	
BLDGS	
TOTAL	
LAND	
BLDGS	
TOTAL	
LAND	
BLDGS	
TOTAL	

AIR PHOTO #

BUILDING COLOR:

BUILDING RECORD

OCCUPANCY

SINGLE FAMILY	<input checked="" type="checkbox"/>	MOBILE HOME
TWO FAMILY	<input type="checkbox"/>	ROOMING HOUSE
APARTMENTS #	<input type="checkbox"/>	COTTAGE
STORE & DWELLING	<input type="checkbox"/>	FARM
OFFICE & DWELLING	<input type="checkbox"/>	VACANT LAND
COMM. GARAGE & DWELLING	<input type="checkbox"/>	

CONSTRUCTION

FOUNDATION		FLOORS	B	1	2	3
CONCRETE	<input checked="" type="checkbox"/>	CONCRETE	<input checked="" type="checkbox"/>			
CONCRETE BLOCK	<input type="checkbox"/>	EARTH	<input type="checkbox"/>			
BRICK OR STONE	<input type="checkbox"/>	SOFTWOOD	<input type="checkbox"/>			
PIERS	<input type="checkbox"/>	ASPH. TILE/VINYL	<input type="checkbox"/>			
		HARDWOOD	<input checked="" type="checkbox"/>			

BASEMENT

AREA FULL	<input checked="" type="checkbox"/>	<u>Tile</u>	<input checked="" type="checkbox"/>		
1/4 1/2 3/4					
NO BASEMENT	<input type="checkbox"/>				
HEAD ROOM	<input type="checkbox"/>				

INTERIOR FINISH

WALLS	PINE	B	1	2	3
BEVEL SIDING	HARDWOOD	<input type="checkbox"/>			
WIDE SIDING	PLASTER	<input type="checkbox"/>			
DROP SIDING	DRY WALL	<input type="checkbox"/>			
WOOD SHINGLES	UNFINISHED	<input type="checkbox"/>			
ASPHALT SHINGLES	PANELING	<input type="checkbox"/>			
ASBESTOS SHINGLES					
STUCCO ON FRAME					
STUCCO ON MASONRY					

ATTIC

1	2	3	4
BRICK VENEER	FLOOR FURNACE	<input type="checkbox"/>	
BRICK ON MASONRY	HOT AIR FURNACE	<input type="checkbox"/>	
CONC. OR CIND. BLOCK		<input type="checkbox"/>	

HEATING

STEAM		
ARTIFICIAL STONE	HOT WATER OR VAPOR	<input checked="" type="checkbox"/>
STONE ON MASONRY	AIR CONDITIONING	<input type="checkbox"/>
VINYL SIDING	ELECTRIC HEAT	<input checked="" type="checkbox"/>
ALUMINUM SIDING	UNIT HEATERS	<input type="checkbox"/>

ROOFING

ASPHALT SHINGLES	<input checked="" type="checkbox"/>
WOOD SHINGLES	<input type="checkbox"/>
ASBESTOS SHINGLES	<input type="checkbox"/>
SLATE	<input type="checkbox"/>

PLUMBING

TILE	BATHROOM 3 PC	58/130	<input checked="" type="checkbox"/>
METAL	TOILET ROOM 2 PC		<input checked="" type="checkbox"/>
COMPOSITION	WATER CLOSET		<input checked="" type="checkbox"/>
ROLL ROOFING	LAVATORY		<input checked="" type="checkbox"/>
	KITCHEN SINK		<input checked="" type="checkbox"/>

FRAMING

WOOD JOIST	<input checked="" type="checkbox"/>
LALLY COLUMNS	<input checked="" type="checkbox"/>
LAMINATED BEAM	<input type="checkbox"/>
TIMBER BEAMS & COLS	NO PLUMBING
STEEL BEAMS & COLS	
WOOD RAFTERS	<input checked="" type="checkbox"/>

NO. OF ROOMS

BSMT	2ND	NO LIGHTING
1ST	3RD	SERVICE AMPS # <u>250</u>

LIGHTING

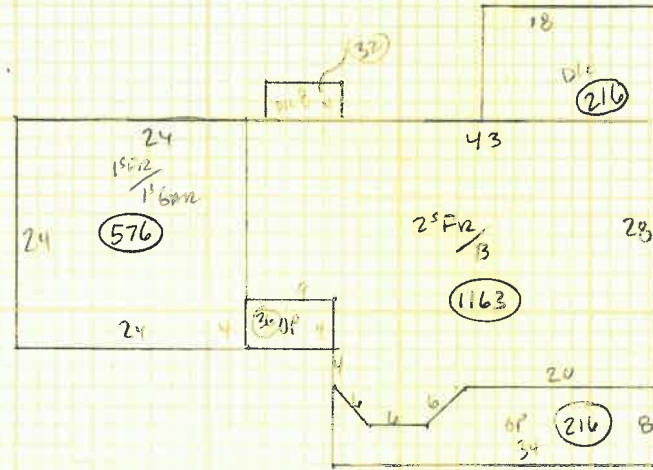
DATA ENTRY FORM

Map <u>U 27</u>	Year Built <u>2002</u>
Lot <u>22</u>	Story Height <u>2</u>
Sub _____	Base SQFT <u>1163</u>
Type _____	Condition Code _____
Basement Cons? <u>Y/N</u>	Attic? <u>Y/N</u>
1 = Slab (2) = BSMT 2	1 = SQFT 2 = Flat
BSMT SQFT <u>1163</u>	Attic SQFT: _____
BSMT Finish? <u>Y/N</u>	Flat Units: _____
Finished SQFT: _____	Is Attic Fin: _____ Y/N
BSMT Garage? <u>N</u>	Finished SF: _____
# of Cars? _____	Lin Ft Drm: _____
Unfin L/A <u>Y/N</u>	Unheated Area: <u>Y(N)</u>
Unfin L/A SQFT _____	Unheated SF: _____
Plumbing fixtures: # <u>14</u>	
Chimneys <u>Y/N</u> # <u>1</u>	Air Cond: <u>Y(N)</u> SF: _____
# of Fireplaces: <u>1</u>	Insulation Cons: <u>R/S/No</u>
# of Hearths: _____	Insulation SQFT _____
ADDITIONS: AD, EP, OP, DK, AG, CP, AS, FA	
Description: <u>AD AB OP OR D16 D16</u>	
Year: <u>2002 2007 2000 2000</u>	
Story Hgt: <u>1</u>	
SQFT: <u>576 576 32 32 32 216</u>	
Bsmt Sqft: _____	
Unfin LA: _____	
Unhtd SF: _____	
Attic SF: _____	

AUXILIARY (AUX)

AUX: <u>S, G, B, CP, SP, TC, FA</u>	
TOTALS (T)	
Grade: <u>B</u>	Physical Deprec: _____ %
Grade Var: _____	Obsolescence: _____ %
Cost of Design Factor: _____	Economic Deprec: _____ %

SKETCH



BUILDINGS

DWELLING	RATE	GRADE	AGE	CDU	REPL VALUE	DESCRIPTION OF OBsolescence			
						STRUCTURAL		ECONOMIC	
						PHYS DEPR	PHYS VAL	OBSOL DEPR	SOUND VAL
		<u>B</u>							

DATE LISTED	LISTED	MEAS	AREA	PRICED	REVD	CHECKED	TOTAL VALUE BUILDINGS		
<u>8/12/02</u>	<u>8/12/02</u>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			

INSPECTION NOTE:

8141212

TOWN OF CAPE ELIZABETH, MAINE

(103)

MAP > U27
 LOT > 022
 SUBD> 000
 TYPE> 000

OWNER NAME 1> HIGGINS SHAWN
 OWNER NAME 2> HIGGINS CHARLOTTE A

(ACRES)(\$/ACRE)

NO. YEAR S-HGT DESCRIPTION..... UNIT-FT FCT/VAR AMOUNT GR

NO.	YEAR	S-HGT	DESCRIPTION	UNIT-FT	FCT/VAR	AMOUNT	GR
01	2002	2.00	RESIDENTIAL MAIN STRUCTURE	1163	50	217610	C
			BASEMENT CONSIDERATION - REGULAR	1163		0	
			FINISHED BASEMENT FOOTAGE	0		0	
			BASEMENT GARAGE - NONE	0		0	
			UNFINISHED LIVING AREA - NONE	0		0	
			ATTIC, FLOOR, STAIRS - NONE	0		0	
			UNHEATED AREA - NONE	0		0	
			NO. OF PLUMBING FIXTURES	14		9900	
			CHIMNEY CONSIDERATION - COUNT	1		2350	
			NO. OF FIREPLACES	1		4650	
			NO. OF HEARTHES	0		0	
			AIR CONDITIONING - NONE	0		0	
			INSULATION CONSIDERATION - NONE	0		0	
			* SUBTOTAL			234510	
01	2002	1.00	ADDITION TO MAIN STRUCTURE	432	50	43240	C
			BASEMENT CONSIDERATION - NONE	0		0	
			UNFINISHED LIVING AREA - NONE	0		0	
			ATTIC, FLOOR, STAIRS - NONE	0		0	
			UNHEATED AREA - NONE	0		0	
			* SUBTOTAL			43240	
01			DECK	32	1.00 50	440	C
01			DECK	216	1.00 50	2970	C
01		1.00	OPEN PORCH	216	.00 50	6350	C
01		1.00	OPEN PORCH	36	.00 50	1060	C
01		1.00	ATTACHED GARAGE	576	.00 50	11020	C
01	2002	2.00	COST TO BUILD AT C GRADE				
			BASE COST - MAIN STRUCTURE & ADDITIONS		50	260850	C
			TOTAL ADD-ONS			38740	C
			TOTAL DEDUCTIONS			0	C
			INFLATION FACTOR	1.00			
			COST OF DESIGN FACTOR	0			
			REPLACEMENT COST NEW			299600	C
			PHYSICAL DEPRECIATION DEDUCTION	10		269640	C
			OBSOLESCENCE DEDUCTION	0		269640	C
			ECONOMIC DEPRECIATION DEDUCTION	0		269640	C
			ASSESSED VALUE - MAIN STRUCTURE			269600	
			TOTAL VALUE - RUNNING TOTAL			269600	

08/03/2012

APPRAISAL SUMMARY

MAP > U27
LOT > 022
SUBD> 000
TYPE> 000

OWNER NAME 1> HIGGINS SHAWN
OWNER NAME 2> HIGGINS CHARLOTTE A

(ACRES)(\$/ACRE)

NO. YEAR S-HGT DESCRIPTION..... UNIT-FT FCT/VAR AMOUNT GR

04 SR	# ACRES	.23	100000	0	C
	VACANCY FACTOR/LINE TOTAL		.00	100000	C
17 SR	# ACRES	3.97	4356	0	A
	VACANCY FACTOR/LINE TOTAL		.00	18100	A
	STD LOT SIZE	.23			
	ACRES OR SQ FEET ENTERED	4.20	ACRES		
	TOTAL ACRES THIS PARCEL	4.20		118100	
	ADJ. % UP		0	0	
	ADJ. % DOWN		0	0	
	ADJUSTMENT AMOUNT		0	0	
	LAND TOTAL			118100	
	TOTAL ASSESSMENT			387700	