

Houlton
Name: COMMUNITY LIVING ASSOCIATION

Valuation Report

09/26/2024

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Account: 2508 Card: 1 of 1

Map/Lot: 040-1-076-000-000
Location: 45 SCHOOL ST

Neighborhood 91 Misc Coml/Ind.

Zoning/Use General Resident & B-1
Topography LevelTOPO
Utilities All Public
Street Paved

CLASSIFICATION. Institutional

Reference 1 B1267P50

Reference 2

Tran/Land/Bldg 1 7 17

X Coordinate 0 Y Coordinate 0

Exemption(s) 48 0 0 Land Schedule 23

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.05	Acres-Baselot	25,000.00	25,617	100%		25,617
2.00	# -Public Lot Improv	850.00	1,700	100%		1,700
Total Acres 1.05				Land Total		27,317

Commercial Description

Occupancy Type	Office.....	Finish Basement.
Class & Quality	Masonry.....Avg.	Masonry.....Avg.
# Dwelling Units	0	0
Exterior	Brick/Stone	Concrete
Stories & Height	2 STORY @ 10'	1 STORY @ 8'
Heating/Cooling	Hot Water	Hot Water
Built	1960	1960
Remodeled	1994	0
Base Cost/Sqft	123.18	70.16
Heat-Cool/Sqft	+	16.53
Total	139.71	86.69
Size Factor	X	0.973
Adjusted Cost/Sqft	135.94	80.27
Total Square Feet	X	8,774
Replacement Cost	1,192,738	352,144
Condition	Average	Same
% Good Physical	X	.50
Functional	X	1.00
Subtotal	596,369	176,072
Economic Factor	X 1.00	Total Value 772,441

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
SPRINKLERS/00...	1960	132	C 100	23,505	Avq.	50%	100%	100%	11,752
ELEVATOR STOPS #	1960	3	C 100	24,000	Avq.	50%	100%	100%	12,000
ELEV.3000LBS/FPM	1960	40	C 100	24,693	Avq.	50%	100%	100%	12,346
1 Story/BASEMENT	1960	482	C 100	42,416	Avq.	50%	100%	100%	21,208
Frame Shed	2001	256	C 110	4,224	Avq.	80%	100%	100%	3,379
13,643 SF								Outbuilding Total	60,685

Acpt Land	27,300	Accepted Bldg	833,100	Total	860,400
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