MAP AND LOT: 12-53
44 SACO ROAD

PARCEL

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

12-53 3109 102
Ghidoni, Daniel And Kelly
Po Box 465

RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
Ouellette, Alicia E & Michael B	9-13-12	16412	121	196,000

CLASSIFICATION	NO. OF ACRES	RATE 150	TOTAL
TILLABLE			
PASTURE			
WOODLAND			
WASTE LAND			
BASE	.91		75000
TOTAL ACREAGE	0.91		

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	TOTAL
80					

TOTAL VALUE LAND	75000
TOTAL VALUE BUILDINGS	82600
TOTAL VALUE LAND & BUILDINGS	157600

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL
SOFTWOOD			
MIXED WOOD			
HARDWOOD			
WASTE LAND			
BASE			
TOTAL ACREAGE			

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	TOTAL

TOTAL VALUE LAND	
TOTAL VALUE BUILDINGS	
TOTAL VALUE LAND & BUILDINGS	

BUILDING PERMIT RECORD

PERMIT NO.	EST. COST	DATE

MEMORANDA

INSPECTION WITNESSED BY:
x Kari Griffith

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL		WATER Town	✓
HIGH		SEWER Septic	✓
LOW		GAS	
ROLLING	✓	ELECTRICITY	✓
SWAMPY		ALL UTILITIES	
STREET		**TREND OF DISTRICT**	
PAVED	✓	IMPROVING	
SEMI-IMPROVED		STATIC	✓
DIRT		DECLINING	
SIDEWALK		BLIGHTED	

PROPERTY INFORMATION

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

ASSESSMENT RECORD

20	LAND	20	LAND	20	LAND	20	LAND
	BLDGS.		BLDGS.		BLDGS.		BLDGS.
	TOTAL		TOTAL		TOTAL		TOTAL
20	LAND	20	LAND	20	LAND	20	LAND
	BLDGS.		BLDGS.		BLDGS.		BLDGS.
	TOTAL		TOTAL		TOTAL		TOTAL
20	LAND	20	LAND	20	LAND	20	LAND
	BLDGS.		BLDGS.		BLDGS.		BLDGS.
	TOTAL		TOTAL		TOTAL		TOTAL

PARKER APPRAISAL CO.

BUILDING RECORD

COLOR BUILDING white.

OCCUPANCY — 1 2 3 4 — VAC. LOT DWELLING COMM. OTHER: 2

BASEMENT — 1 2 3 4 5 — NONE CRAWL 1/4 1/2 FULL: 5

FOUNDATION — P B & S CB CONC: CONC

HEATING

	M	O
NO HEAT		
NO HEAT 2ND ONLY		
WARM AIR F G		
HW/STEAM BB RAD	V	
FLOOR/WALL FURNACE		
AIR CON./ELEC.		

ATTIC — 1 2 3 4 5 — NONE UNFIN. 1/4 1/2 FULL: 2

ROOF

SHINGLES ASP/ASB/WOOD	V
SLATE/TILE/METAL	
ROLL/T & G	

EXTERIOR WALLS

BEVEL/DROP/ALUM/VIN	V
SHINGLE ASPH/ASB/WOOD	
CB/STUCCO/BRICK VENEER/STONE	
MASONITE/TI-11	
PLATE GLASS - AL/WD	

FLOORS

	B	1	2	3	A
CONC/DIRT	V				
HARD WOOD		V	V		
SOFT WOOD/SUB					✓
TILE		V	V		
W - W					
JOISTS					

INTERIOR FINISH

	B	1	2	3	A
DRYWALL/PLASTER		V	V		
PANELING					
FIBERBOARD					
UNFINISHED	V				✓

REMODELING DATA

KITCHEN
PLUMBING
HEAT
BASEMENT
OTHER

PLUMBING

	NO.	M	O
STANDARD		V	
BATHROOM		V	
TOILET ROOM			
SINK/LAVATORY/SS			
WATER CLOSET/URINAL			
NO PLUMBING			

OTHER FEATURES

PART MASONRY WALLS
FIREPLACE (INGRADE)
BSMT. RR/APT.
BSMT. GAR 1 2
BUILT-IN RANGE/DW/DISP
MODERN KITCHEN
EXTERIOR BETTER
INTERIOR BETTER

LIVING ACCOMMODATIONS

NO. OF UNITS 1 BED ROOMS 4
TOTAL ROOMS 7 FAMILY ROOMS

DWELLING COMPUTATIONS

1 2 0 STORY M

780 S.F.	93700
BASEMENT	
HEATING	
PLUMBING	+ 2640
ATTIC	+ 2600
INTERIOR FINISH	
ADD. & PORCHES	+ 12100
TOTAL	111040
GRADE	116
TOTAL	128810
O. F.	
TOTAL	
C & D FACTOR	
REPL. COST	128810

COMMERCIAL COMPUTATIONS

EXTERIOR WALL CODES

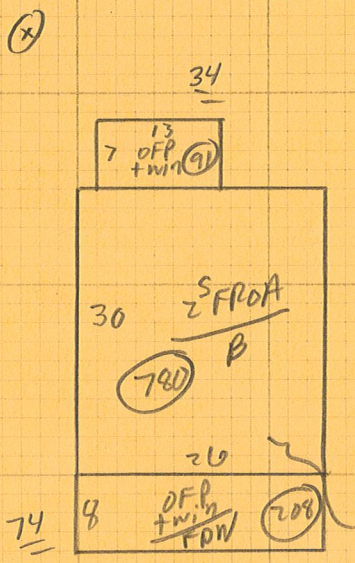
1 FRAME 2 BRICK 3 GLASS 4 C B 5 STUCCO 6 TILE 7 STONE 8 METAL 9 CONCRETE 10 ENAM. STL.

	A	B
EXTERIOR WALLS		
PERIMETER	L/F	L/F
PERIM. AREA RATIO		
NO. OF UNITS		
AVG. UNIT SIZE		
BASEMENT SIZE		
SCHEDULE		
HT. BASEMENT		
FIRST		
SECOND		
THIRD		
BASE PRICE		
B P A		
SUB TOTAL		
LIGHTING		
HTG/AIR CON.		
SPRINKLER		
PARTITIONS		
INTERIOR FINISH		
SF/CF PRICE		
AREA CUBED		
SUB TOTAL		
M & O.F.		
ADDITIONS		
TOTAL BASE		
GRADE FACTOR		
REPLACEMENT COST		

FUNCTIONAL DEPRECIATION FACTORS

SURPLUS CAP	ENCROACHMENTS	ECONOMIC
BLIGHTED AREA	COMM. LOCATION	OBSOLESCENCE
OVERBUILT	STRUCTURAL	

SKETCH



O W O E

F & F I & E M & E R

CONTEMPORARY | SPLIT LEVEL | RANCH (R) | CAPE | COLONIAL ✓ | CONVENTIONAL

MEMORANDA

SUMMARY OF BUILDINGS

TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING			2 FACE OA	780		B-5	1975	AVG	128810	40	77280
GARAGE	⊗		1 FOR 18X21	378		D	OLD	F	7460	40	4480
~~BARN~~			A++ canopy								
SHED			3 OPEN 16x16	256		D	?	AVG	1740	40/20	840
COMMERCIAL BUILDING											
									TOTAL CARDS	THRU	

LISTED TM DATE 11-14-03

TOTAL VALUE ALL BUILDINGS 82600

CONDITION: 1-EXCELLENT; 2-GOOD; 3-AVERAGE; 4-FAIR; 5-POOR

DO NOT CONFUSE THE TWO

GRADE DENOTES QUALITY OF CONSTRUCTION: A-EXC.; B-GOOD; C-AVERAGE; D-CHEAP; E-VERY CHEAP
DEPRECIATION FACTOR REFERS TO THE CONDITION, DESIRABILITY, USEFULNESS OF THE BUILDING.