MAP AND LOT: 2-56-A
455 KENNEBUNK ROAD

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
2-56-A 5381 61 Maurer, Charlotte C Po Box 328				
Maurer, Charlo J.	7-15-14	16853	239	
Locke, Diane E	1-20-16	17171	737	256,000

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE 360	TOTAL
TILLABLE			
PASTURE			
WOODLAND	9.0		30000
WASTE LAND	1.5	300	450
BASE	1.0		60000
TOTAL ACREAGE	11.50		

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	
462					

TOTAL VALUE LAND	90400
TOTAL VALUE BUILDINGS	164000
TOTAL VALUE LAND & BUILDINGS	254400

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 VALUE LAND	
TOTAL VALUE BUILDINGS	
TOTAL VALUE LAND & BUILDINGS	

BUILDING PERMIT RECORD

PERMIT NO.	EST. COST	DATE

MEMORANDA

INSPECTION WITNESSED BY:
Charlotte Maurer

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL		WATER Drilled	-
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 GRAY/white

BARN (X)

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

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

FOUNDATION: P B & S CB CONC

HEATING

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

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

ROOF: SHINGLES (ASP) ASB/WOOD ✓; SLATE/TILE/METAL; ROLL/T & G

EXTERIOR WALLS: BEVEL/DROP/ALUM/VIN ✓; SHINGLE ASPH/ASB/WOOD; CB/STUCCO/BRICK VENEER/STONE; MASONITE/TI-11; PLATE GLASS - AL/WD

FLOORS

	B	1	2	3	A
(CONC)/DIRT	✓				
HARD WOOD					
SOFT WOOD/SUB					
TILE CERAMIC		✓			
W - W		✓			
JOISTS 2x10 16" OC					
2x6 WALLS					

INTERIOR FINISH

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

REMODELING DATA: KITCHEN; PLUMBING; HEAT; BASEMENT; OTHER

PLUMBING

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

OTHER FEATURES: PART MASONRY WALLS; FIREPLACE (INGRADE) NO; BSMT. (RR) APT. 1200 @ 8.50 ✓; BSMT. GAR 1 ? 10.2; BUILT-IN RANGE/DW/DISP; MODERN KITCHEN; EXTERIOR BETTER; INTERIOR BETTER

LIVING ACCOMMODATIONS: NO. OF UNITS 1. 0 BED ROOMS 3; TOTAL ROOMS 7 FAMILY ROOMS 1

DWELLING COMPUTATIONS

1.0 STORY (F) M		
1908 S.F.	121300	
BASEMENT		
HEATING		
PLUMBING	+2640	
ATTIC		
INTERIOR FINISH		
ADD. & PORCHES	+4700	
TOTAL	128640	
GRADE	122	
TOTAL	156940	
O. F.	+10200	
TOTAL	167140	
C & D FACTOR		
REPL. COST	167140	

COMMERCIAL COMPUTATIONS

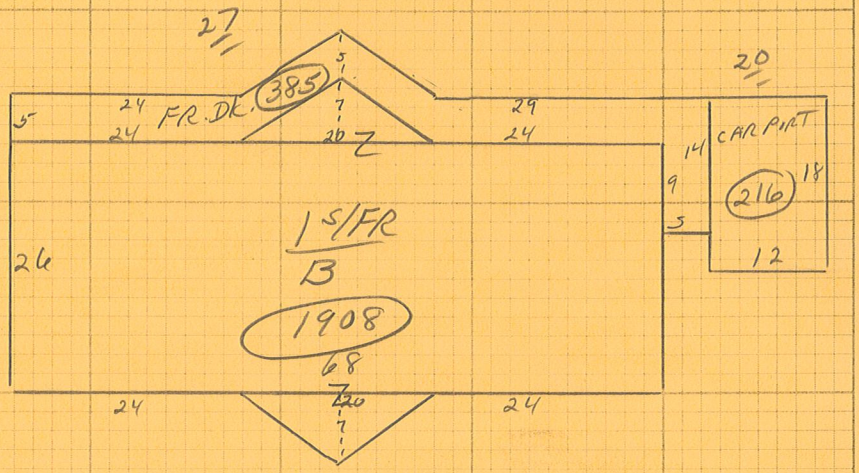
EXTERIOR WALL CODES: 1 FRAME 2 BRICK 3 GLASS 4 C B 5 STUCCO 6 TILE 7 STONE 8 METAL 9 CONCRETE 10 ENAM. STL.

	A	B
EXTERIOR WALLS		
PERIMETER	L/F	L/F
PERIM. AREA RATIO		
NO. OF UNITS		
AVG. UNIT SIZE		
BASEMENT SIZE		
SCHEDULE		
HT. BASEMENT		
HT. FIRST		
HT. SECOND		
HT. 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 (DSK.)



(O) W T E

F & F M & E I & 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			1S/FR	1908 SQ		B	1986	AV	167140	15	142070
GARAGE											
BARN w/LOFT 3 BOX STALLS (X)			1S/FR 32x36	1152 SQ	27.50	B	1992	AV	31680	15/20	21540
SHED	(1)		1S/FR 8x8	64 SQ	8.75	E	1993	AV	560	15/20	380
COMMERCIAL BUILDING											
									TOTAL CARDS	THRU	

LISTED RJP DATE 9/12/03

TOTAL VALUE ALL BUILDINGS 163990

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.