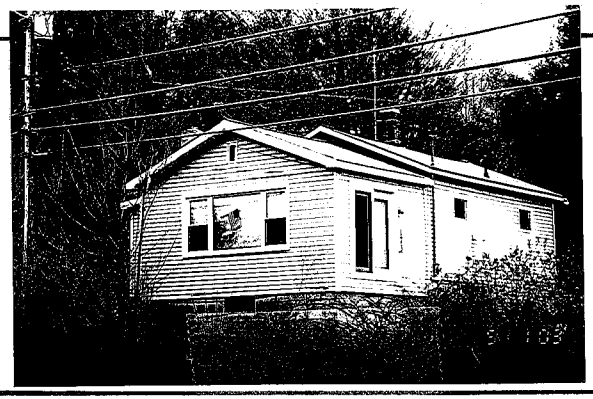
MAP AND LOT: 3-107-A

PARCEL 173 BIDDEFORD ROAD

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE



RECORD OF OWNERSHIP		DATE	BOOK	PAGE	AMOUNT
3-107-A	1452 135				
Brackett, Gloria J					
Po Box 22					

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE 450	TOTAL
TILLABLE			
PASTURE			
WOODLAND			
WASTE LAND			
BASE	.50		63600
TOTAL ACREAGE	0.50		

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE

TOTAL VALUE LAND	63600
TOTAL VALUE BUILDINGS	38100
TOTAL VALUE LAND & BUILDINGS	101700

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:

Gloria J. Sprague

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 Grey/white

⊘ Sk.

OCCUPANCY

1 (2) 3 4
VAC. LOT DWELLING COMM. OTHER

BASEMENT

1 2 3 (4) 5
NONE CRAWL 1/4 1/2 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) 2 3 4 5
NONE UNFIN. 1/4 1/2 FULL

ROOF

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

EXTERIOR WALLS

BEVEL/DROP/ALUM/(VYNL)		✓
SHINGLE ASPH/ASB/WOOD		
CB/STUCCO/BRICK VENEER/STONE		
MASONITE/TI-11		
PLATE GLASS - AL/WD		

FLOORS

	B	1	2	3	A
Mix					
(CONC)/DIRT	✓				
HARD WOOD					
SOFT WOOD/SUB					
TILE		✓			
W - W		✓			
JOISTS 2x6	16" o.c.				

INTERIOR FINISH

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

REMODELING DATA

KITCHEN 1965
PLUMBING
HEAT Furnace 1998
BASEMENT
OTHER Siding 1988

PLUMBING

	NO.	M	O
STANDARD			✓
BATHROOM			
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 1965	✓
EXTERIOR BETTER	
INTERIOR BETTER	

LIVING ACCOMMODATIONS

NO. OF UNITS 1, 0 BED ROOMS 2
TOTAL ROOMS 5 FAMILY ROOMS

DWELLING COMPUTATIONS

1 2 STORY (F) M

954 S.F.	74460	
BASEMENT	− 1900	
HEATING		
PLUMBING		
ATTIC		
INTERIOR FINISH		
ADD. & PORCHES	+ 1400	
TOTAL	73900	
GRADE	90	
TOTAL	66510	
O. F.		
TOTAL		
C & D FACTOR		
REPL. COST	66510	

COMMERCIAL COMPUTATIONS

EXTERIOR WALL CODES

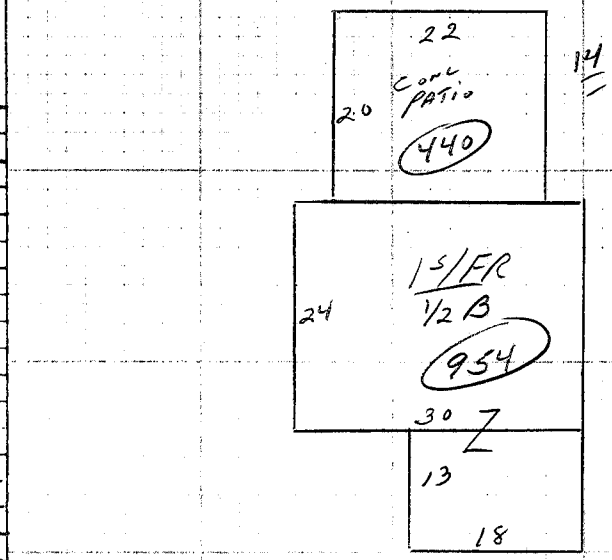
1 FRAME 5 STUCCO 9 CONCRETE
2 BRICK 6 TILE 10 ENAM. STL.
3 GLASS 7 STONE
4 C B 8 METAL

	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



⊘ 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			1-S/FR	954 ⊘		C-10	1927	A-	66510	40/5	37910
GARAGE											
BARN											
SHED	⊘		1-S/FR 5x6	30 ⊘	14.50	D	old	F	430	40/20	210
COMMERCIAL BUILDING											
									TOTAL CARDS	THRU	

LISTED RAP DATE 10/22/03

TOTAL VALUE ALL BUILDINGS 38120

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.