MAP AND LOT: 3-43-10

68 RIVERSIDE DR

PROPERTY ASSESSMENT RECORD

2010

ALFRED, MAINE

PICTURE
BK 4

RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
3-43-10 11287 160 Foglio Land Development, Llc Po Box 308				
Shoemaker, Shawn P.	7-18-05	14533	350	54,900
Cormier, Albert A. & Joanne M.	4/6/07	15125	547	
Comier, ALbert A.	1-7-15	16951	410	
Beaudoin, Paul E & Jacquelyn S.	2-13-15	16969	252	250,000

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE 4/50	TOTAL
TILLABLE			
PASTURE			
WOODLAND			
WASTE LAND			
BASE	.90		75000
TOTAL ACREAGE	0.90		

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	
BASE LAC-307.					-22500
TOTAL VALUE LAND					52500
TOTAL VALUE BUILDINGS					
TOTAL VALUE LAND & BUILDINGS					

06 / 05 / 07 / 10

06: 75000 / 95000 / 170,000
07: 75000 / 233500 / 308500
10: 75000 / 236800 / 311,800

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

05 New Hse
CLFin 06 - ADJ UnFinFac, ADD DK
07 HSE 100% PU OFF

INSPECTION WITNESSED BY:

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.

COLOR BUILDING

BUILDING RECORD

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/(VIN)	✓
SHINGLE ASPH/ASB/WOOD	
CB/STUCCO/BRICK VENEER/STONE	
MASONITE/T1-11	
PLATE GLASS - AL/WD	

FLOORS

	B	1	2	3	A
(CONC)/DIRT	/				
HARD WOOD					
SOFT WOOD/(ASP)		/	/		
TILE					
W - W					
JOISTS					

INTERIOR FINISH

	B	1	2	3	A
(DRYWALL)/PLASTER		V	V		
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.
BSMT. GAR 1 2
BUILT-IN RANGE/DW/DISP
MODERN KITCHEN
EXTERIOR BETTER
INTERIOR BETTER

LIVING ACCOMMODATIONS

NO. OF UNITS 1 BED ROOMS 3
TOTAL ROOMS 7 FAMILY ROOMS

DWELLING COMPUTATIONS

2.0 STORY (F) M	
1270 S.F.	128300
BASEMENT	
HEATING	
PLUMBING	+ 4400
ATTIC	
INTERIOR FINISH	
ADD. & PORCHES	+ 26400
OFP 138 # WDKS	+ 3480 + 3000
	162580
TOTAL 165580	159400
GRADE	143
TOTAL 236779	227510
O. F.	232489
TOTAL	
C & D FACTOR	
	236779
REPL. COST	232489 227510

COMMERCIAL COMPUTATIONS

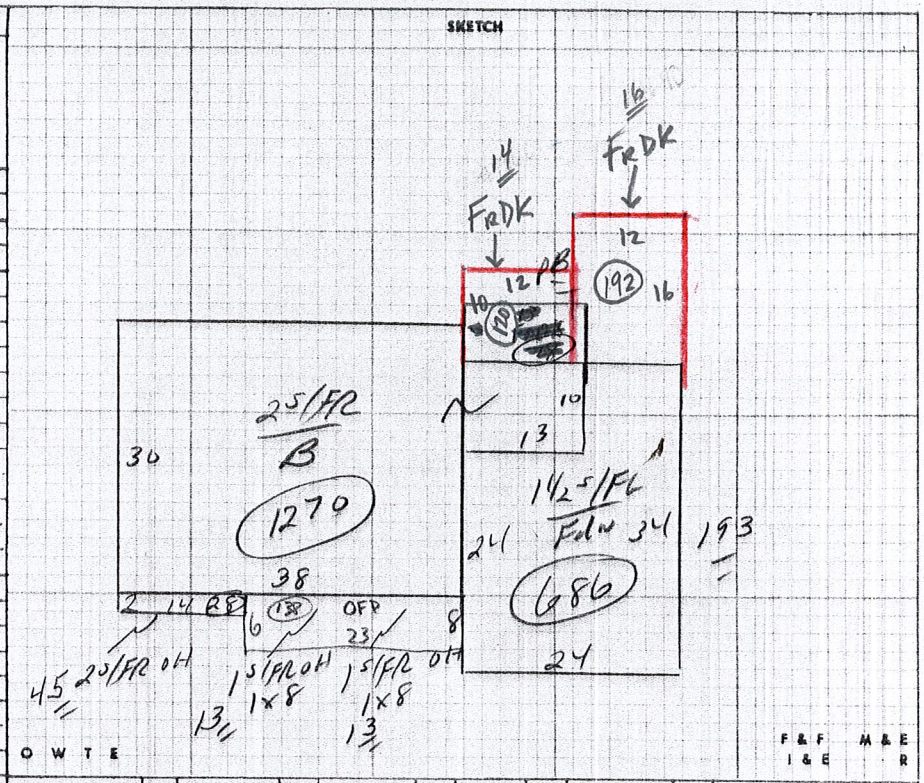
EXTERIOR WALL CODES: 1 FRAME, 2 BRICK, 3 GLASS, 4 CB, 5 STUCCO, 6 TILE, 7 STONE, 8 METAL, 9 CONCRETE, 10 ENAM. STL.

	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



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			25/FR			A-5	2005	Unfin	~~227510~~ 232489	1/85	170630 ~~232489~~
GARAGE											
BARN											
SHED									236779		236779
~~FDDK~~			S/C	~~78~~		C	~~2005~~	~~Unfin~~	1000	—	1000
COMMERCIAL BUILDING											
									TOTAL CARDS	THRU	93,010

LISTED RJS — DATE

TOTAL VALUE ALL BUILDINGS: 220510 / 171630 / ~~232489~~ 236,779

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.