MAP AND LOT: 3-73
279 BIDDEFORD RD

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

3-73 12137 166
Mulderig, Michael And Kandy
279 Biddeford Road

RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
Mulderig, Kandy L.	5-26-09	15638	327	
Hanson, Kandy L	5-23-12	16328	572	

CLASSIFICATION	NO. OF ACRES	RATE 360	TOTAL		
TILLABLE					
PASTURE					
WOODLAND	2.50	4000	10000		
WASTE LAND					
BASE comm	1.0		120000		
TOTAL ACREAGE	3.50				

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE

TOTAL VALUE LAND	130000	130000
TOTAL VALUE BUILDINGS	310000	370000
TOTAL VALUE LAND & BUILDINGS	440000	500000

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

(15) M&L New detached 28x34 Garage, 100% good

INSPECTION WITNESSED BY:

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL	✓	WATER	✓
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	C/C 250000 2000	
SALE PRICE	$186,000 10/02 Family	
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

OCCUPANCY

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

BASEMENT

1 (2) 3 4 5
NONE CRAWL ¼ ½ 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. ¼ ½ FULL

ROOF ARCL

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 TRUSS
2x6 WALLS

INTERIOR FINISH

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

REMODELING DATA

KITCHEN
PLUMBING
HEAT
BASEMENT
OTHER

PLUMBING

	NO.	M	O
STANDARD		✓	
BATHROOM		✓	
TOILET ROOM		✓	
SINK/(LAVATORY)/SS		3	
WATER CLOSET/URINAL			
Hot Tub 32		✓	
NO PLUMBING			

OTHER FEATURES

PART MASONRY WALLS	
FIREPLACE (INGRADE) NO	
BSMT. RR/APT.	
BSMT. GAR 1 2 (3) 23	✓
BUILT-IN RANGE/DW/DISP	
MODERN KITCHEN	
EXTERIOR BETTER	
INTERIOR BETTER	

LIVING ACCOMMODATIONS

NO. OF UNITS 1 0 BED ROOMS 3
TOTAL ROOMS 6 FAMILY ROOMS

DWELLING COMPUTATIONS

2.0 STORY (F) M

4000 S.F.	276500
BASEMENT	- 16200
HEATING	
PLUMBING	+ 10040
ATTIC	
INTERIOR FINISH	
ADD. & PORCHES	+ 8100
TOTAL	278440
GRADE	122
TOTAL	339700
O. F.	+ 2300
TOTAL	342000
C & D FACTOR	
REPL. COST	342000

COMMERCIAL COMPUTATIONS

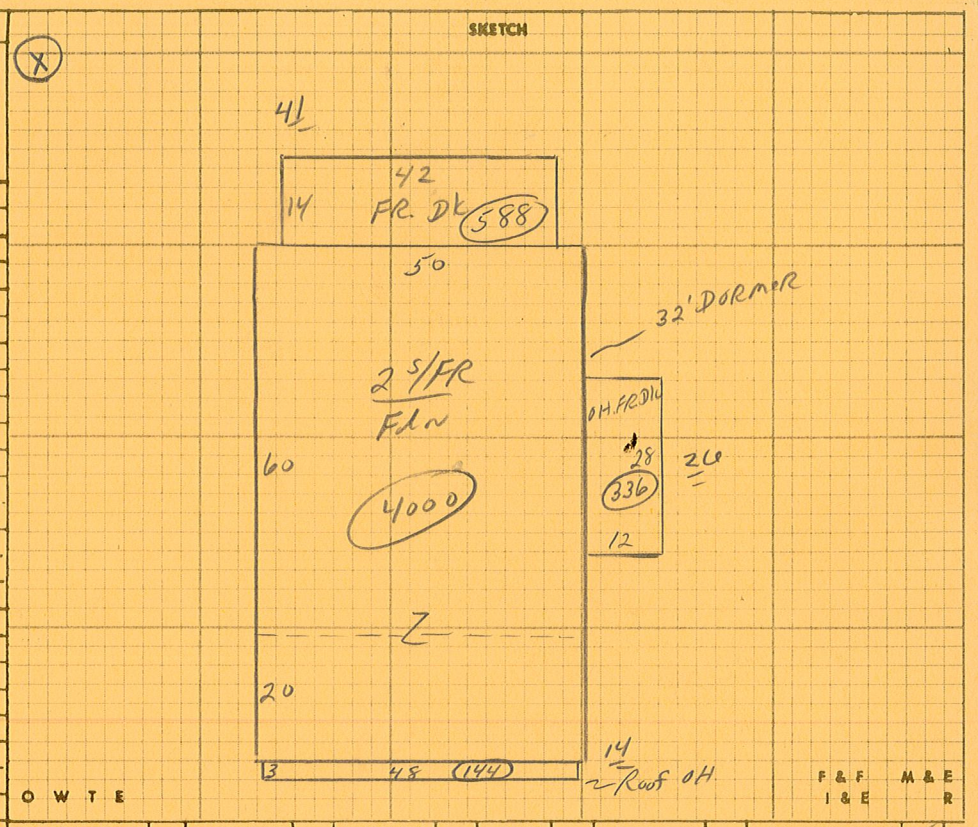
EXTERIOR WALL CODES
1 FRAME 5 STUCCO 9 CONCRETE
2 BRICK 6 TILE 10 ENAM. STL.
3 GLASS 7 STONE
4 C B 8 METAL

	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



CONTEMPORARY		SPLIT LEVEL		RANCH (R)		CAPE		COLONIAL		CONVENTIONAL	✓

MEMORANDA

SUMMARY OF BUILDINGS *UNFIN 1ST

TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING											
GARAGE (28X34)	X		1½S FR/GAR/FDN	952 □		1.25	2014	VG	62000	3	60000
BARN											
SHED											
PAVING			ASPH	11600*	2	C	2000	G	23200	5/20	17630
COMMERCIAL BUILDING			2 S/FR	4000*		B	2000	G	342000	-15/10*	292410
									TOTAL CARDS	THRU	370040

LISTED RJM DATE 10/22/03

TOTAL VALUE ALL BUILDINGS 370040

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.