MAP AND LOT: 3-82

306 BIDDEFORD ROAD

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

PARCEL

3-82 7590 99

Drown, Charles

306 Biddeford Rd

RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
~~Goodwin, Jamie A and Crystal L~~	06/222011	16115	56	30,000
Beal, Tori A & Harrigan, Sean F	6-9-14	16832	656	152,500

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL
TILLABLE			
PASTURE			
WOODLAND	1.20	4000	4800
WASTE LAND			
BASE	1.0		60000
TOTAL ACREAGE	2.20		

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	TOTAL

TOTAL VALUE LAND	64800	64800
TOTAL VALUE BUILDINGS	47700	56100
TOTAL VALUE LAND & BUILDINGS	112500	120900

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

(12)

INSPECTION WITNESSED BY:

x Charles Drowns

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 Green/white

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

BASEMENT: 1 2 3 4 (3/4) — 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/TI-11	
PLATE GLASS - AL/WD	

FLOORS

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

INTERIOR FINISH

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

REMODELING DATA

KITCHEN	1985 ± (1)
PLUMBING	1985 ± (1)
HEAT	
BASEMENT	
OTHER	

PLUMBING

	NO.	M	O
STANDARD (D) SS	2	1	1
BATHROOM			
TOILET ROOM			
SINK/LAVATORY/SS			
WATER CLOSET/URINAL			
NO PLUMBING			

OTHER FEATURES

PART MASONRY WALLS	
FIREPLACE (INGRADE) 1/1	✓
BSMT. RR/APT.	
BSMT. GAR 1 2	
BUILT-IN RANGE/DW/DISP	
MODERN KITCHEN 1985 (D)	✓
EXTERIOR BETTER	
INTERIOR BETTER	

LIVING ACCOMMODATIONS

NO. OF UNITS 2.0 BED ROOMS 2

TOTAL ROOMS 6 FAMILY ROOMS

DWELLING COMPUTATIONS

1.5 STORY (F) M		
580 S.F.		74000
BASEMENT		
HEATING		
PLUMBING		+ 3520
ATTIC		
INTERIOR FINISH		
ADD. & PORCHES		+ 10800
TOTAL		88320
GRADE		95
TOTAL		83900
O. F.		
TOTAL		
C & D FACTOR		
REPL. COST		83900

COMMERCIAL COMPUTATIONS

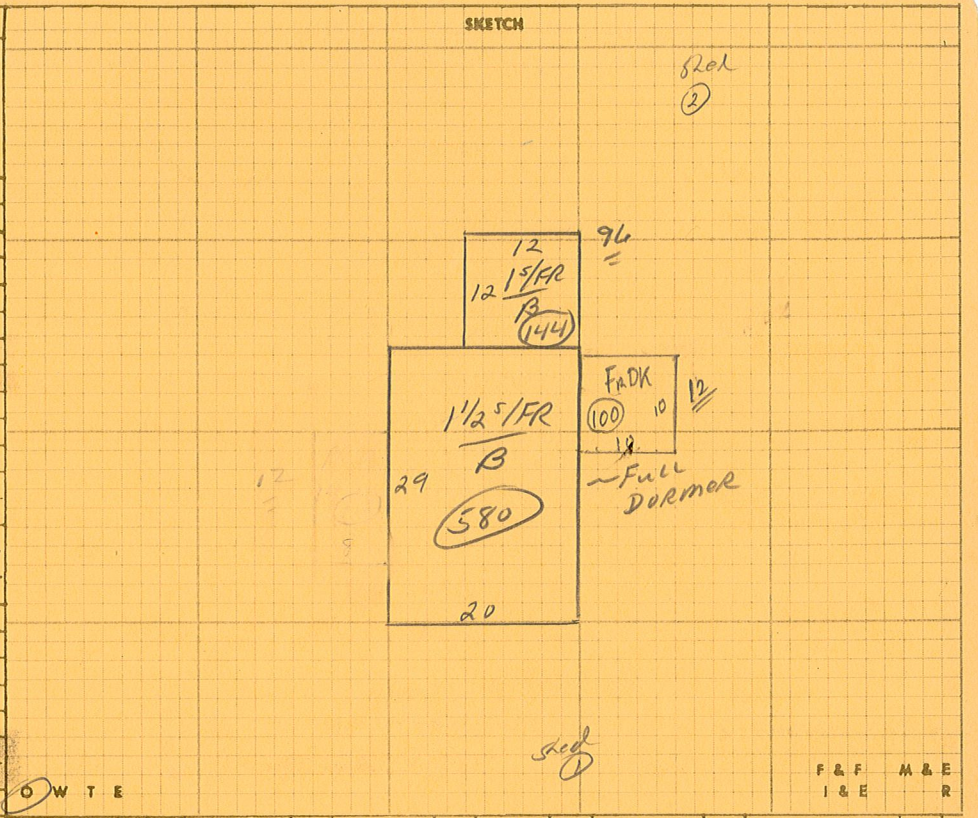
EXTERIOR WALL CODES: 1 FRAME, 2 BRICK, 3 GLASS, 4 C B, 5 STUCCO, 6 TILE, 7 STONE, 8 METAL, 9 CONCRETE, 10 ENAM. STL.

	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 T E

CONTEMPORARY	SPLIT LEVEL	RANCH (R)	CAPE ✓	COLONIAL	CONVENTIONAL

F & F M & E I & E R

MEMORANDA

SUMMARY OF BUILDINGS

TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING			1½ S/FR	580 ☐		C-5	1947	Av-	83900	45 / 35	46150 / 54535
GARAGE											
BARN											
SHED	(1)		1 S/FR 6X10	60 ☐	1750	C	1960	Av	1050	50/20	420
Shed	(2)		1 S/FR 12X14	168 ☐	1450	D	1970	Av	2440	40/20	1170
COMMERCIAL BUILDING											
									TOTAL CARDS	THRU	

LISTED RJP — DATE 10/20/30

TOTAL VALUE ALL BUILDINGS 47740 / 56125

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.